

Hunting Gate
4444

DESIGN + BUILD

FINANCIAL TIMES

No. 30,767

Weekend February 11/February 12 1989

D 8523 A

GW Joynson & Company Limited

INDEPENDENT BROKERS TO PROFESSIONALS IN FINANCIAL AND COMMODITY FUTURES AND OPTIONS

Call Julian Rigby on 01-702 1489
14 Trinity Square, London EC3N 4AA
AFMD Member Business Est. 1980

WORLD NEWS

British Steel cuts 900 jobs in S Wales

British Steel is to axe more than 900 jobs in the tinsplate industry in South Wales. The Yelland works near Swansea will close in September and there will be job cuts at Trostre, near Llanelli, and at Ebbw Vale, in Gwent. It is British Steel's first move to rationalise production since privatisation in December. Page 22

Youth on 17-year-old
Martin Stevens, a 17-year-old labourer of Cheeshaun, Bucks, was remanded in custody until Monday, charged with murdering a mother-of-two found beaten and stabbed in her Buckinghamshire home.

PC faces trial in Portugal
A British policeman is to go on trial in Port Imao, Portugal, charged with murdering his wife, who was found drowned in a whirlpool bath at an Algarve villa last March.

IRA 'bomb blunder'
The IRA was under increasing pressure to admit to what police describe as its latest bombing blunder in Northern Ireland, after a man unconnected with the security forces was seriously injured when a bootie trap bomb exploded under his car in south Belfast.

Legion cases increase
The number of confirmed cases of Legionnaires' disease in the central London outbreak increased to 11. Suspected cases rose to 37.

Jamaica election result
Michael Manley will be sworn in as Prime Minister of Jamaica after his social democratic People's National Party appeared set to take 44 of the 60 seats in the House of Representatives. Page 3

Iran frees prisoners
The Iranian Government said a group of dissident prisoners were freed under an amnesty declared by Khomeini. However, the amnesty excluded 900 political prisoners accused of direct involvement in criminal acts.

Children's rights action
Turkey is poised to become the first European country to have a comprehensive policy to safeguard children's rights, a UN Children's Fund official said.

Troops clash in Beirut
Christian militiamen and Lebanese army troops fought with machine guns and rocket-propelled grenades in a crowded street in Christian east Beirut.

Spacecraft launched
An unmanned spacecraft carrying supplies to the Soviet space station was launched.

Hunger strikers moved
At least three detainees on hunger strike in Johannesburg prisons were moved to city hospitals. Several detainees are now believed to be in a critical condition. Page 2

Boat people repatriation
Vietnamese immigration officials began vetting about 90 boat people in Hong Kong, who have volunteered to return home. This is the first attempt to begin repatriation of the Vietnamese refugees in Hong Kong. Page 2

US bases discord
The US and Greece are unable to agree an accord on US bases and military aid, in spite of a week of talks. Further talks are being held in Washington next month.

Telephone hot line
A direct telephone line linking the Soviet leader Mikhail Gorbachev with West German Chancellor Helmut Kohl will be set up soon.

Egyptian discovery
Five black granite figures, at least 3,000 years old, were found in the Pharaonic ruins of Luxor. The discovery may be the greatest archaeological find this century.

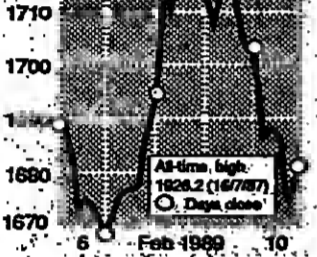
BUSINESS SUMMARY

Tokyo acts to halt abuse of flotations

TOKYO STOCK Exchange is changing the rules on company flotations to try to stamp out abuses. The move follows the Recruit Cosmos scandal which toppled some of Japan's most senior politicians when it emerged that they had made large profits from the 1988 property company flotation.

To make the pricing of new issues more transparent, a compulsory auction system will be introduced from April for pricing companies which are going public. Page 23

FT Ordinary share index
dropped 22 yesterday to end at 1,850.9. Closing above its lowest, the index finished a switchback week only 2.1



FT Index
Ordinary share (hourly movements)
1720
1710
1700
1690
1680
1670
Feb 1989

points lower than at last Friday's close. Yesterday's shaky retreat followed President Bush's US Budget address and the Bank of England's call for caution on UK interest rates and fiscal policies. Page 15

PERSONAL PENSIONS have proved a success since their UK introduction in July, with more than 1m sold. Page 23

AKKIE, diversified Norwegian group, is to move out of the real estate after losing Nkr10m (\$340,000) on the business last year. Page 18

EQUITICORP International receivers have put the New Zealand investment and merchant bank's assets up for sale. Page 14

SHORT SELLERS, the state-owned Belfast aircraft maker, has sold another four aircraft to New England carrier Business Enterprise in a \$20m (£11.4m) deal. Page 5

HARCLAYS de Zoete Weid and Phillips & Drew, UK securities houses, will from Monday quote for deals of more than 5,000 shares on Seaq, the Stock Exchange screen trading system. Page 4

ALPHAMERIC shares lost 30 per cent of their value after the UK information systems and computer products maker warned that low demand could wipe out this year's profits. Page 8

INTERNATIONAL Business Communications offer to buy in up to 40 per cent of its shares at a fixed price has been over-subscribed. Some shareholders' applications to the UK newsletter publisher will be scaled down. Page 8

HACHEMEYER's controversial bid for Medipharma, a small Dutch generic drug maker, collapsed when the Dutch trading group announced total failure to secure enough Medipharma shares. Page 10

CH INDUSTRIALS, UK chemicals to engineering group, was released from a court order that had frozen its 6.3 per cent interest in Swiss-based engine designer Ricardo, target of a \$21m hostile bid from the car sensors and safety group First Technology. Page 8

PACIFIC DUNLOP, Australian industrial group, increased interim net profits by 45 per cent to A\$124.6m (263.4m) and announced a one-for-10 scrip issue. Page 10

LINOTYPE, the West German printing electronics group, raised net profits by more than 25 per cent in its first year of independence from Allied-Signal of the US, topping DM50m (£15.3m) Page 10

Government outlines measures to stem anxiety over food

By Michael Cassell and Lisa Wood

THE GOVERNMENT moved quickly yesterday to stem mounting public anxiety about food safety by announcing a series of measures to tackle the problem.

Ministers want to limit political damage caused by growing evidence of food contamination and hope the plan will demonstrate their determination to overcome the issue.

Neither membership of the committee, which was discussed at Thursday's cabinet meeting, nor the terms of reference have been decided.

Sir Donald Acheson, the Government's chief medical officer, said the committee would enable "new brains to look at the problem in a systematic way and say it would be 'set up soon and will report soon'."

The committee will be headed by an independent chairman, expected to be an eminent scientist, and is expected to include other scientists and experts.

In other moves confirming the Government's view that food safety has suddenly become a main political issue which it cannot afford to ignore, Sir Donald yesterday published new advice to the public about combatting listeria in food.

He revealed there were 81 deaths last year from listeriosis but stressed that the issue of food contamination had to be kept in its proper perspective. He is to write next week to all Britain's doctors with the new listeria guidelines.

Mr John MacGregor, Agriculture Minister, announced last night that all chickens infected with salmonella would be compulsorily slaughtered in further attempts to eliminate salmonella in eggs.

The ministry said compulsory monitoring of Britain's 29 million laying hens had been introduced and would indicate how many birds were infected. Compensation would be paid according to the value of the bird immediately before slaughter. The cost was not

expected to be high.

Egg producers and the National Farmers' Union welcomed the announcement.

Mr Kenneth Clarke, Health Secretary, yesterday rejected Labour accusations that his department and the Ministry of Agriculture had attempted to prevent disclosure of evidence showing that the threat of salmonella in eggs was growing.

Officials had been cautious about issuing warnings because "they wanted to give sensible advice to vulnerable groups and not to cause unnecessary and silly alarm. They succeeded in doing that."

Mr Robin Cook, Labour's health spokesman, last night welcomed the decision to appoint the committee.

The creation of the committee follows discussions among ministers about the most effective format for the new forum. It was being denied yesterday that the Treasury had intervened to block the establishment of a totally independent committee because of concern

Continued on Page 22
Background, Page 4; Editorial Comment, Page 6

Afghanistan faces tribal war as talks break down

By Christina Lamb in Rawalpindi

AFGHANISTAN WAS facing a collapse into tribal warfare last night after talks between Afghan resistance groups aimed at appointing an interim government collapsed in chaos and bitter recrimination after just 40 minutes.

The breakdown of the shura was addressed briefly by Mr Abdul Sayyaf, leader of one of the more fundamentalist resistance groups based in Pakistan, who had been nominated Speaker, and formally inaugurated by Mr Sibtullah Mojaddidi, a moderate and chairman of the alliance of the seven resistance parties based in Pakistan. He declared another moderate leader, Mr Mohammad Nabi, President of the shura.

Mr Nabi, however, announced the shura was postponed until further notice.

The seven Pakistan-based leaders went into an emergency meeting while battle-hardened delegates said they had no idea when or whether the shura would meet again.

Around 400 of the 519 invited delegates had attended. No Shias were present. Neither were there any representatives of the Afghan Government. Very few Afghan resistance

field commanders, now the real power in Afghanistan, were present.

The talks' collapse followed a trip to Tehran last week by Mr Mojaddidi in which he reached an agreement with Mr Karim Khalili, leader of the Iran-based alliance, under which the Shias were to have 100 seats in the shura, seven ministries in an interim government and, significantly, six seats on an expanded Supreme Council, the policy-making body which currently comprises only the seven Pakistan-based leaders.

The six other Pakistan-based leaders, however, rejected the deal, and two of them are insisting the Shias should have no representation at all in the shura, Afghan Government or council.

Last night General Hamid Gul, head of Pakistani military operations, pleaded with Mr Khalili to stay and negotiate new terms.

The Soviet Union yesterday continued the final phase of its military withdrawal from Afghanistan. Resistance groups tightened their hold around Kabul, the capital, and the eastern town of Jalalabad.

observes proceedings, prevented delegates from leaving the Haji complex in Rawalpindi.

Sunnis make up 75 to 80 per cent of the Afghan population.

The shura opened with prayers and cheers of "Allah Akbar" - "God is great" - by religious separatists.

The shura's fundamentalist resistance groups based in Pakistan, who had been nominated Speaker, and formally inaugurated by Mr Sibtullah Mojaddidi, a moderate and chairman of the alliance of the seven resistance parties based in Pakistan. He declared another moderate leader, Mr Mohammad Nabi, President of the shura.

Mr Nabi, however, announced the shura was postponed until further notice.

The seven Pakistan-based leaders went into an emergency meeting while battle-hardened delegates said they had no idea when or whether the shura would meet again.

Around 400 of the 519 invited delegates had attended. No Shias were present. Neither were there any representatives of the Afghan Government. Very few Afghan resistance

field commanders, now the real power in Afghanistan, were present.

The talks' collapse followed a trip to Tehran last week by Mr Mojaddidi in which he reached an agreement with Mr Karim Khalili, leader of the Iran-based alliance, under which the Shias were to have 100 seats in the shura, seven ministries in an interim government and, significantly, six seats on an expanded Supreme Council, the policy-making body which currently comprises only the seven Pakistan-based leaders.

The six other Pakistan-based leaders, however, rejected the deal, and two of them are insisting the Shias should have no representation at all in the shura, Afghan Government or council.

Last night General Hamid Gul, head of Pakistani military operations, pleaded with Mr Khalili to stay and negotiate new terms.

The Soviet Union yesterday continued the final phase of its military withdrawal from Afghanistan. Resistance groups tightened their hold around Kabul, the capital, and the eastern town of Jalalabad.

Philosophy cuts 'must cease'

By David Thomas, Education Correspondent

CUTS IN philosophy teaching at British universities have been too severe, placing in jeopardy Britain's distinguished record in a field of study forming an essential element of a civilised society, an official report has concluded.

The report is the outcome of a year-long review of British philosophy by the University Grants Committee, which is responsible for channelling government money to the universities. It was posted to university vice chancellors yesterday.

The fate of British philosophy in the 1980s has been widely cited as evidence that the Government has squeezed the universities too severely and has been too concerned with boosting subjects of a narrowly vocational kind.

The UGC review found that the number of philosophy lecturers will have fallen by a

quarter over the 1980s to 337 if current staffing plans are carried through, a level of reduction which it terms "damaging".

In consequence, only 3.5 per cent of professional philosophers are aged less than 30.

It warns that unless this trend is reversed, British universities could lose their distinguished reputation in the discipline established this century by philosophers such as Bertrand Russell and Ludwig Wittgenstein.

Pointing to buoyant demand by students for philosophy courses, the report contains a ringing defence of philosophy for teaching skills of rational thought useful in many non-academic jobs.

However it also affirms "the value of philosophical thought in its own right as an element in civilised life."

In marked contrast to cur-

MARKETS

STERLING New York lunchtime: \$1.747 London: \$1.754 (1.75) DM3.265 (3.262) FF11.125 (11.105) SF2.775 (2.77) Y225.25 (225.5) £ Index 97.8 (97.7)	DOLLAR New York lunchtime: DM1.8705 FF6.9316 SF1.5998 Y128.775 London: DM1.8615 (1.859) FF6.335 (6.3275) SF1.582 (1.579) Y128.35 (128.5) £ Index 97.3 (97.2) Tokyo close: Y127.85	STOCK INDICES FT-100 Index: 2,008.1 (-23) FT Ordinary: 1,850.9 (-22) FT-A All Share: 1,065.78 (-14) FT-A long gth yield: 9.07 (9.05) New York lunchtime: DJ Ind. Av. 2,308.75 (-19.29) Tokyo Nikkei: 32,151.90 (+63.55)
--	--	--

US LUNCHEXTIME

RATES Fed Funds 9.25% 3-mo Treasury Bills: 8.526% Long Bonds 9.25% yield: 9.030%	LONDON MONEY 3-month interbank closing 18% (12.1)
--	---

CONTENTS

Mr Bush's address to Congress 6	Commodities Prices 10	Share Information 19-21
Man in the News 6	US Budget 3	Stock Markets 15
Michael Manley, Jamaica's election victor	Companies UK 8	London 15
Editorial Comment: Costly water, rotten eggs	European Options 9	Wall Street 12, 18
London's Royal Opera House	FT World Futures 13	Bourses 12, 13
Chorus of disharmony	Foreign Exchange 11	SE Dealings 14
London's casinos	Int. Companies 10, 11	General 4, 5
Turmoil on the green baize tables	Labour Page 7	Employment 5
	Letters 7	UK Trusts 15-18
	Law 22	

Dollar see-saws amid conflicting market signals

By Peter Norman and Anatole Kaletsky

THE DOLLAR see-sawed wildly yesterday, first dropping in the wake of President George Bush's budget address and later rising sharply after official US figures showed that producer prices rose much faster than expected last month.

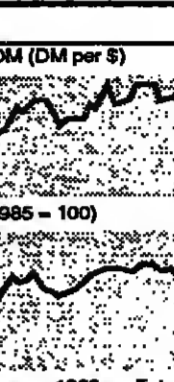
In a day of bizarre trading conditions ending a week of considerable volatility on financial markets, expectations of higher US interest rates pushed US bond prices lower and supplanted disappointment with Mr Bush's budget plans as the dominant force behind the dollar's movements.

By late evening London time, a number of large US banks, including Citibank and Chemical Bank, had raised their prime lending rate, traditionally the rate charged to best customers, to 11 per cent from 10.5 per cent.

The increases, initiated by Continental Bank of Chicago and Republic National Bank of New York, gave the dollar an extra boost. Traders reasoned that the Federal Reserve Board will tighten monetary conditions further to control inflationary pressures.

After a brief bout of near-panic selling immediately after the producer price announcement, bond prices recovered by lunchtime, with the Treasury's old benchmark long bond showing a loss of only 1/4% at 99 1/2 to yield 9.05 per cent.

On the stock market, the Dow Jones Industrial Average fell nearly 20 in the first 15 minutes of trading but then found strong buying support just above 2,300.



As US bond prices tumbled, long-dated gilt edged securities closed only 1/4 point down in London.

Currency trading focused on the dollar-D-Mark market. In London, the dollar closed slightly higher at DML8615 compared with DML859 but moved ahead in New York to be quoted at DML8685 by mid-session.

The pound was little changed against either the dollar or the D-Mark. The Bank of England's trade weighted sterling index finished at 97.8, down on the 98 opening but up on Thursday's 97.7 close.

The US currency's early fall Continued on Page 22
Budget details, Page 3; Producer prices rise, Page 3; Comforting words, short on details, Page 6; Money Markets, Page 11; World stocks, Pages 12 and 13; London stocks, Page 15; Political reaction, Page 22; Lex, Page 22

Weekend FT



AGAINST THE BOMB

Pugwash is the name given to a group of scientists working to halt the spread of nuclear weapons. Elon Selmon looks at what they have achieved
Page 1

How To Spend It

Lucie van der Post picks some romantic gifts for Valentine's Day and unveils details of two exclusive FT safaris
Page XXIII

Survey

Last year, savings poured in to building societies. FT writers look at what they offer.
Page VII-XII

Travel

Norway: beware of elk when you picnic in the pine forests
Page XVIII-XIX

Arts

Opera: The avant garde and the showbiz
Page XXIV-XXV

Sport

Teresa McLean looks at the impact of Australia's macho cricketer Merv Hughes
Page XXVI

Unilever to pay \$1.5bn for Fabergé interests

By David Waller

UNILEVER, the Anglo-Dutch consumer products group, has agreed to pay \$1.5bn (£900m) for the personal products interests of Fabergé, a leading international manufacturer of cosmetics, toiletries and perfumes.

The acquisition gives Unilever a package of assets and brands which include Elizabeth Arden cosmetics, Chloé and Fendi perfumes, Brut after-shave and Aqua Net hair spray. Fabergé's turnover in 1988-89 exceeded \$800m, and its operating profits were more than \$100m.

The deal was announced exactly a month after a leak forced Unilever to acknowledge

that it was in talks with Mr Mehulam Riklis, the Wall Street financier who bought Fabergé in 1974 and Elizabeth Arden in 1987. The price is at the lower end of analysts' speculation at that time.

Mr Michael Angus, Unilever's chairman, said the purchase of Fabergé would propel the company into first or second position in the fast-growing personal products market, which is worth \$38bn a year worldwide.

The Anglo-Dutch multinational's share of this will rise Continued on Page 22
Background, Page 8; Lex, Page 22

PROLIFIC PERFORMANCE

CURRENT VALUE OF £10,000 INVESTED SEVEN YEARS AGO

GENERAL INVESTMENTS	£6,507	SECTOR AVERAGE	£3,797
ASIAN INCOME	£5,239	UK EQUITY	£3,508
EUROPEAN AMERICAN	£2,554	UK BOND	£2,148
EUROPEAN	£2,936	UK FIXED INTEREST	£2,260
GLOBAL	£3,177	UK PROPERTY	£2,846
GLOBAL	£2,409	INTERNATIONAL	£2,015
GLOBAL	£5,006	INTERNATIONAL	£3,120

Ask your financial adviser for more information on Prolific unit trusts, or telephone Angela Phillips on 01-247 6544.

Prolific

FINANCIAL MANAGEMENT

Committed to your investment success

PLEASE REMEMBER THAT PAST PERFORMANCE IS NOT NECESSARILY A GUIDE TO THE FUTURE. THE PRICE OF UNITS AND THE INCOME FROM THEM MAY GO DOWN AS WELL AS UP. PROLIFIC UNIT TRUST MANAGERS LTD IS A MEMBER OF LAUTRO, IMRO AND THE UNIT TRUST ASSOCIATION.

OVERSEAS NEWS

EC, Japan close to deal on minimum chip prices

By Stefan Wagstyl in Tokyo

THE Japanese semiconductor industry and the European Community are close to reaching agreement on a pact to set minimum prices on exports of Japanese memory chips to Europe.

The agreement would settle a long-running EC anti-dumping action against the chip-makers. Coming in the wake of the 1986 US-Japan Semiconductor Agreement, the new pact would signal an increasing willingness among governments to avoid international friction.

However, the proposed agreement would be less wide-ranging than the controversial US-Japan pact in that it would make no reference to the pricing of Japanese semiconductors sold in third countries, which was a key element of the 1986 pact.

Nor would it refer to increasing access to the Japanese market for European companies, as the 1986 pact did with regard to US manufacturers. The EC Commission condemned the US Japan agreement as "mercantilist" and complained to the General Agreement on Tariffs and Trade, saying it infringed Gatt

rules because the Japanese side was responsible for monitoring export prices.

Last May Gett upheld the complaint, but Japan has so far felt unable to react because there is strong American opposition to revising the agreement.

The EC sees its proposed pact as being different. It said in Tokyo that while the proposed deal would set floor prices for the most-advanced mass-produced memory chips - 256k and 1 megabit Dynamic Random Access Memory (DRAM) devices.

According to Toshiba, a leading chip maker, floor prices would be based on fair market values agreed between the US Administration and Japanese companies under the 1986 pact.

However, unlike the 1986 pact, which set different fair prices for different companies, the European floor prices would be the same for all manufacturers. The agreement would not have any immediate impact on the market since chip prices are comfortably

above the levels of 1986, when the industry was in recession. Nevertheless, the semiconductor market is highly cyclical and prices have been falling rapidly since peaking last summer.

Toshiba said the agreement was being negotiated on the Japanese side by individual companies co-ordinated by the Ministry for International Trade and Industry. Miti confirmed the negotiations were taking place. Other manufacturers declined to comment.

Toshiba said negotiations on the proposed agreement started last summer after a long EC investigation. A suit into the alleged dumping of erasable/programmable read-only memory (EPROM) devices was filed in December 1988 and a second into DRAM pricing followed in March 1987.

Since the suits were filed Japanese chip makers have been stepping up investment in chip fabrication in Europe for fear that the EC's external trade policies might become more restrictive after the creation of the internal free market in 1992. Fujitsu is expected to announce a \$100m plant in north-east England soon.

Commission asks EC for dumping duties against Ricoh

By David Buchan in Brussels

THE European Commission yesterday appealed to the EC Council of Ministers to end months of deadlock on new rules of origin for photocopyers, and to take a decision that would in effect extend dumping duties on copiers exported by Ricoh of Japan to the EC.

The Commission's draft regulation, now sent to the Council for approval, says assembly or manufacture of simple copier parts in the Community would not qualify the completed copier as a European product and thereby able to escape trade restrictions.

Such a rule would have a general impact on the Ecus 1bn (\$640m) a year European copier market, of which Japanese

companies hold 80 per cent, but it seems in particular from the EC's 1985 dumping investigation of Ricoh, which led to a 20 per cent EC duty being placed on Ricoh copiers shipped direct from Japan.

Ricoh is accused by the Commission of getting around this duty by stepping up shipments to the EC of copiers assembled in California. Ricoh's lawyers yesterday noted the company had been producing in California before the EC dumping action and was shipping more machines from Europe to the US than vice versa.

Application of the Commission's rule would classify the US-assembled Ricoh copiers as Japanese, not US, and make

them as liable to the EC duty as those assembled in Japan.

Virtually all EC governments, bar the Netherlands, agree with the Commission that the California copiers are really Japanese in origin, but several of them, including the UK and West Germany, dislike the Commission's negative definition of origin rules for copiers and their customs experts blocked the Commission rule.

The Commission is now appealing to governments at a higher political level than before, and under a special procedure that will allow the Commission plan to go through automatically, unless within three months the Council acts one way or another.

Pretoria denies invasion

South Africa has denied a claim that its troops invaded Angola this week in violation of the regional peace agreement, AP reports from Pretoria.

Angola's Defence Ministry, in a statement reported by the Angolan news agency Angop on Thursday, said South African troops penetrated 25 miles into southern Angola on Wednesday in support of the Unita rebel movement.

It said there was a clash in which the South Africans used long-range artillery, but it said nothing of casualties.

Pretoria said its forces were strictly observing the peace agreement signed in December.

Takeshita promises political reform

By Stefan Wagstyl in Tokyo

MR Noboru Takeshita, the Japanese Prime Minister, yesterday pledged to put political reform at the top of his agenda in a speech marking the return to business of the Diet (Parliament) after a New Year break.

Public distrust of politics had increased as a result of the Recruit scandal, he said, so it was important for politicians to draw a clear line between political and personal matters.

Mr Takeshita's willingness to match words with action will be tested by the opposition parties, which see the Diet's re-opening as a new opportunity to attack the government over the Recruit affair.

Since the Diet adjourned in December, two Cabinet ministers have quit over financial links with Recruit. Both joined

the Cabinet only in a reshuffle after the Diet adjourned.

As evidence continues to emerge from a public prosecutor's investigation, opposition parties hope to gain fresh information about possible involvement of leading politicians in the scandal, including Mr Takeshita and Mr Yasuhiro Nakasone, the former Prime Minister. While some opposition politicians have also been implicated, most of those involved came from the ruling Liberal Democratic Party.

Prosecutors are investigating why politicians and others received shares on preferential terms in Recruit Cosmos, shortly before Recruit Cosmos was floated in 1988 by its parent, Recruit, a business information group.

Mr Kosokotas, who had close relations with the Government, fled to the US after being charged with fraud in Greece last October.

He is in jail in Salem, Massachusetts, awaiting extradition proceedings, and has indicated through his

Cry of cover-up as probe ended into Greek banker

By Andriana Ierodiakonou in Athens

GREEK opposition parties yesterday described as an attempted cover-up a decision by the ruling Socialists to terminate a parliamentary investigation into the scandal involving former banker and prosecutor Mr George Koskotas.

Mr Koskotas, who had close relations with the Government, fled to the US after being charged with fraud in Greece last October.

He is in jail in Salem, Massachusetts, awaiting extradition proceedings, and has indicated through his

Cry of cover-up as probe ended into Greek banker

By Andriana Ierodiakonou in Athens

GREEK opposition parties yesterday described as an attempted cover-up a decision by the ruling Socialists to terminate a parliamentary investigation into the scandal involving former banker and prosecutor Mr George Koskotas.

Mr Koskotas, who had close relations with the Government, fled to the US after being charged with fraud in Greece last October.

He is in jail in Salem, Massachusetts, awaiting extradition proceedings, and has indicated through his

Cry of cover-up as probe ended into Greek banker

By Andriana Ierodiakonou in Athens

GREEK opposition parties yesterday described as an attempted cover-up a decision by the ruling Socialists to terminate a parliamentary investigation into the scandal involving former banker and prosecutor Mr George Koskotas.

Mr Koskotas, who had close relations with the Government, fled to the US after being charged with fraud in Greece last October.

He is in jail in Salem, Massachusetts, awaiting extradition proceedings, and has indicated through his

An auspicious night for bathing in Hinduism's sacred waters

David Housego visits the Kumbh Mela in Allahabad, probably the biggest gathering of pilgrims in the world

SOME say it washes away sins. Others believe that it will save them from the painful cycle of birth and re-birth.

On Monday, 15m of the Hindu faithful led by their sadhins and gurus (saints and spiritual leaders), took a ritual bath at the sacred point where the Ganges, Yamuna and mythical Saraswati rivers meet - thus proclaiming by their numbers that Hinduism is alive and prospering and that the peak day of the Kumbh Mela festival probably marks the largest gathering of pilgrims anywhere in the world.

For villagers who had travelled long distances on foot, carrying their belongings in knotted bundles on their heads, it was like a medieval European fair, an opportunity to mix

with crowds, gain spiritual relief and buy trinkets and toys.

For India's minority Muslim community, the month-long festival, the most important in the Hindu calendar, carried a different message. In the sidelines of the mela, the extremist Hindu organisation, the Vishwa Hindu Parishad, organised a conference that called for Allahabad to be given back its former Hindu name, Prayag, and for the return of allegedly Hindu shrines to Hindus.

Swami Jayendra Saraswati, one of the leading Hindu teachers, warned that the Moslems' higher birth rate meant Hindus could find themselves a minority in their own country. In a country with a population of over 800m, he urged Hindus to abandon family planning.

Pandits had declared that Monday, February 6, was the most auspicious day for taking a dip at the Kumbh Mela for over 100 years. As dawn broke, four naga sadhins (naked saints), riding on horseback, their faces and bodies smeared in white ash, led the procession to the Sangam ghāt (bathing place).

At that point, the muddy waters of the Ganges join with the clear waters of the Yamuna and the Saraswati, a river which may once have existed but is now certainly invisible.

Behind the naked sadhins came reverend gurus in saffron robes carried in ornamental chariots. Close disciples, running the final stretch to the waters' edge, followed behind their masters. Since midnight mil-



Solidarity calls for reforms

By Christopher Bobinski in Warsaw

SOLIDARITY yesterday called for a start to be made on political reforms which could ultimately lead to the establishment of a free and democratic system in Poland.

The call came at the opening of talks with the Polish authorities. But Mr Bronislaw Gerezek, the head of the Solidarity group at the meeting, which forms part of the round-table process aimed at returning the banned union to public life, made clear that change would have to be gradual.

Solidarity, for example, tacitly agrees that forthcoming national elections to Parliament will have to ensure that, as Mr Janusz Reykowski, a Politburo member, said yesterday, "the constitutional features of the socialist state" be retained.

This implies that the Communist Party and its allies

should retain ultimate control over the political system.

In effect the authorities are offering Solidarity and its allies 30 per cent of the seats in Parliament in elections planned for May or June. For the moment, Mr Gerezek told the meeting that Solidarity wants changes to ensure an independent judiciary and access for the opposition to the official mass media.

Mr Reykowski, who leads the official team, declared at the outset that the authorities too were aiming at gradual change from a "monocentric" system to a free "civil society" and readily conceded that local government elections should indeed be free.

However, he added, a greater role for the opposition in Parliament and throughout the political system should be achieved by the establishment of

a presidency with wide powers, thus providing "additional guarantees" for the authorities.

The implication is that the president would be a member of the Communist Party.

Agencies add: Mr Lech Walasa made repeated calls on Friday for a six-week strike moratorium in Poland, warning of a plot to stir up labour unrest and undermine Solidarity's talks with the Government.

At separate meetings with workers and with students in Krakow, he said Poles had every reason to strike but they had to give the talks on Poland's future a chance of success.

The official news agency PAP reported that three strikes broke out yesterday among bus drivers and steel workers in different parts of Poland. The strikes did not appear to be organised by Solidarity.

Johannesburg jail hunger strikers moved to hospital

By Akwe Amosu

AT LEAST three detainees on hunger strike in Johannesburg prisons were moved yesterday, bringing to at least 11 the number in critical condition, according to human rights organisations.

Sources in Johannesburg warned that two of the men on the 19-day strike were seriously ill. One report, in the New Nation newspaper said 15 detainees were now in hospital.

Among the 11 in the Johannesburg Hillbrow Hospital for black patients, and in Johannesburg General, usually for whites, two - Mr Mark Modiba and Mr Cecil Mawela - have been reported as facing pre-renal failure. Several of those in hospital are being drip-fed intravenously.

Anglican Archbishop Desmond Tutu and Rev Allen Boesak, both prominent campaigners against the state of emergency, said yesterday they were considering joining the strike. On Thursday, 40 civil rights lawyers began a two-day fast in solidarity with the hunger strikers' demands.

Mr Modiba, general secretary of the Alexandra Students Congress, has been in detention for 18 months, and Mr Cecil Mawela, 17, a member of the Soweto Students Congress, was detained in March 1988. Another, Mr Lucky Motale, was reportedly being monitored for heart problems.

So far, about 300 out of 1,000 detainees held without charge since a nearly six-month hunger strike to press demands that they should be freed or charged and tried.

The strike began on January 23 in Diepkloof prison near Johannesburg, and has since spread to Port Elizabeth and other cities. The prisoners intend to highlight the plight of those detained without

charge, some of who have been held for over two years.

About 30,000 people have been detained without charge for varying periods since the state of emergency was declared in June 1986. Under emergency regulations detainees can be held indefinitely without charge.

The strike appears to have been well planned and co-ordinated, with a steadily growing number of detainees joining each week. Supporters, well-briefed on the prisoners' intentions, have issued statements on their demands.

Mr Adriaan Vlok, the Law and Order Minister, maintained on Thursday that the Government had good reason to hold the detainees and said they could not be tried because it was difficult to find witnesses to testify against them.

Amnesty International yesterday pleaded for a state of emergency, said Mr Chris Hennis, and both the law and order and justice ministers, calling for the immediate release of all detainees who had not advocated violence, and for an urgent review of the cases of all emergency detainees.

Yesterday in London the anti-apartheid organisation, South Africa, The Imprisoned Society (Sais), which campaigns in support of detainees, said its chairman, Mr Geoffrey Bindman, had written to Mrs Lynda Chalker, Minister of State, calling on her to demand the unconditional release of political detainees.

Mrs Chalker told the House of Commons this week, in answer to a question on the fate of Mr Nelson Mandela, the black nationalist leader jailed for treason in 1963, that "a great deal would be achieved by the unconditional release of all political detainees."

Vatican condemns racism in S Africa

By John Wyles in Rome

SOUTH AFRICAN apartheid yesterday was condemned by the Vatican as "the most marked and systematic form of racism in the world".

The Vatican document is unusual in its readiness to mention not only South Africa but also other countries by name. Thus, it observes that "the Church must be done" in the US while also recording that throughout history church leaders have not been blameless for racist attitudes.

The document refers to anti-Semitism as "the most tragic form that racist ideology has assumed in our century" and complains that "certain organisations, with branches in many countries, keep alive the anti-Semitic racist myth, with the support of networks of racist publications."

The statement targets one of the church's more recent preoccupations, genetic engineering, as possibly leading to "new and yet unknown forms of racism" and called for laws to outlaw the use of genetic manipulation for racist ends.

cent of their revenue and with town hall debt in the Canaries now standing at Pta 11bn (\$545m), is insisting on compensation before cutting tariffs further.

Stung by its loss of office in the Canaries, the Socialist Government in Madrid is anxious not to antagonise the islanders.

Although the Prime Minister, Mr Felipe Gonzalez, recently refused to discuss the issue with Mr Olarte in Madrid, the Finance Ministry is due to offer the islands a new tax structure soon to help compensate for loss of earnings. This proposal will probably include the introduction of VAT.

Las Palmas warned on tariffs

By Peter Bruce in Madrid

THE SPANISH Government yesterday threatened legal action against the Canary Islands unless the provincial government there agrees to lower import tariffs in line with the rest of the European Community within a month.

The affair is embarrassing Madrid in its first six-month term in the EC presidency. The Canaries are only partly integrated into the Community - they are not members of the Common Agricultural Policy - and the autonomous government on the islands says lower tariffs are making it difficult to finance local public spending.

Late last year the Socialist

administration on the islands fell to a conservative coalition led by Mr Lorenzo Olarte, member of the Centro Democratico y Social (CDS) party of former Spanish Prime Minister Adolfo Suarez. Mr Suarez has frequently threatened to renegotiate the terms of Spain's entry into the EC in 1986.

Mr Olarte has refused to comply with an EC-wide reduction in import duties of 15 per cent from the beginning of this year. The move would have brought Canaries tariffs to 47.5 per cent of their value before 1986. The local government in Las Palmas says the islands depend on the duties for 60 per

cent of their revenue and with town hall debt in the Canaries now standing at Pta 11bn (\$545m), is insisting on compensation before cutting tariffs further.

Stung by its loss of office in the Canaries, the Socialist Government in Madrid is anxious not to antagonise the islanders.

Although the Prime Minister, Mr Felipe Gonzalez, recently refused to discuss the issue with Mr Olarte in Madrid, the Finance Ministry is due to offer the islands a new tax structure soon to help compensate for loss of earnings. This proposal will probably include the introduction of VAT.

Acid rain on agenda for Bush's visit to Canada

PRESIDENT George Bush arrived in Ottawa on Tuesday for his first post-inauguration night abroad, hoping to cement generally warm relations with America's northern neighbour, AP reports.

On the eve of talks in Ottawa with the Prime Minister, Mr Brian Mulroney, Mr Bush urged Canada to establish an acid rain programme that would curb sulphur dioxide and nitrogen oxide emissions.

Mr Bush also said his Administration would honour its commitment to Canada to spend US\$2.5bn (£1.6bn) over five years to develop technologies for cleaner coal production. The president proposed spending \$120m in fiscal 1990

to curb acid rain, roughly 25m more than that proposed by the Administration of former President Ronald Reagan.

Mr Mulroney, in the early months of his second term as the Progressive Conservative Party head of government, has called Mr Bush a "great friend of Canada".

Mr Mulroney has said he expects to forge a relationship with Washington to produce an agreement on acid rain - an issue that has caused lingering strains.

Canadian officials have said they hope to make headway on winning US commitment to precise timetables for reducing industrial emissions wafting into Canada from the US.

In his proposed changes to the fiscal 1990 budget, Mr Bush indicated he would seek specific dates for reductions of certain emissions, although the timetable was not spelled out.

HK ahead in container traffic

By John Elliott in Hong Kong

HONG KONG last year confirmed its position as the world's busiest container port when it achieved a throughput of just over 4m 20ft equivalent units (TEUs) - 10 per cent ahead of its nearest rivals at Singapore, Rotterdam, and Taiwan's Kaohsiung.

The total throughput rose by 16.7 per cent from 3.48m TEUs to 4.03m. This compared with a provisional total of 3.4m for Singapore, which took the second place from Rotterdam for the first time. Rotterdam achieved 3.2m and Kaohsiung 3.08m, according to statistics

released by Mr Derrick Hall, Hong Kong's marine director.

Hong Kong's growth in 1987 was 25 per cent and the average for the past five years was 14 per cent. This trend was expected to continue.

But Mr Hall admitted that Singapore's growth last year of 25 per cent was causing some concern because it had taken business from Hong Kong, which is working to full capacity. However, the rapid expansion at Hong Kong, Singapore and Kaohsiung underlined the importance of the region as the

new centre of the world's container traffic.

The sixth terminal at the Hong Kong's main Kwai Chung container area is to become fully operational in May. Mr Hall said it was hoped that terminal number seven might be constructed by 1991, two years ahead of schedule. That would raise Kwai Chung's capacity from its existing 3m TEUs a year to 5m.

A decision on the construction of terminal nine and a possible new port would be taken later this year.

Vietnam ready to take refugees back

By John Elliott

FOUR Vietnamese immigration officials arrived in Hong Kong last night to vet between 85 and 90 refugees who have volunteered to be repatriated to their homes.

This is the first attempt to send repatriation of 25,000 boat people now in Hong Kong. It follows an agreement signed in Geneva in December between the Hanoi Government and the UN High Com-

missioner for Refugees, which is sponsoring the visit.

The commissioner's staff will travel with the boat people back to Vietnam, probably early next month. The reception of the refugees received from the officials and in Hanoi is regarded by Hong Kong as an important test because it will influence other volunteers.

The 85 to 90 are among 200 who have volunteered to

return. They are part of a total of 10,000 who are liable to be classified as illegal immigrants because they have arrived in the colony since last June, when Hong Kong said new arrivals might no longer be classified as refugees.

The UK has said it would accept 1,000 more boat people if other recipient countries also increased quotas. So far the response has been poor.

FINANCIAL TIMES
 Published by the Financial Times Group Ltd., Frankfurt Branch, registered in Germany, as members of the Board of Directors, F. Barkow, R.A.F. McClean, G. G. C. Gormley, J. G. Palmer, London. Printer: Financier Societate-Druckerei-GmbH, Frankfurt/Main. Responsible editor: Sir Geoffrey Cross. Telephone: 44-1875-3531-2. Telex: 243100. Second-class postage paid at New York, NY and at additional mailing offices. POSTMASTER: send address change to FINANCIAL TIMES, 14 East 57th Street, New York, NY 10022.
 Financial Times (Scandinavia) Ltd., Copenhagen 45, DK-1100, Denmark. Telephone: (01) 13-44 41; Fax: (01) 935333.

US BUDGET

ANALYSIS

Crafting next year's cuts from this year's overshoot

A third of 'savings' is achieved by inflating current spending, not trimming future expenditure, writes Anthony Harris

THE American verb for drawing up budgets or bills is a telling one: they are not drafted, they are crafted. President George Bush's budget proposals, a modification of those offered by former President Ronald Reagan a month ago, show every sign of the most careful craftsmanship.

automatic cuts during the fiscal year, if it then appears that the target is being missed, there is a strong temptation to speed up any emergency spending to avoid a difficult budget negotiation for the following year.

freeze is achieved. The revised economic projections are themselves especially crafty. They are presented as a gain in realism: the interest rate assumption is raised in the light of recent experience, and the growth projection takes credit for only half the overshoot in fourth quarter gross national product growth above the forecast.

announcement of its own preliminary estimate. "Based on past experience, it is likely that the fourth-quarter change in real GNP, now estimated at 2.0 per cent at an annual rate, will not be revised below 0.8 or above 4.8 per cent."

last Administration had quite a good record in this respect although it was constantly accused of wishful thinking. It is the interest rate projections which are likely to prove wrong, as they have in the past, as Mr Alan Greenspan, the Fed chairman, told Congress last week, the odds are heavily against strong growth combined with falling interest rates.

SOCIAL SPENDING

First glimmer of a kinder, gentler US

By Nancy Dunne in Washington

AFTER eight years of Reagan budgets proposing deep cuts in social spending, President Bush's effort, by comparison, seemed to set a humane and realistic course.

The Democrats are already complaining that the recommendations are more symbolic than substantive, and Mr Bush himself acknowledged in his address to Congress that "there are many areas we would all like to spend more."

Americans have grown so accustomed to designs for frugality in social spending that the new programmes and initiatives the President suggested - for education, the war on drugs, health care, the environment, and homelessness - seemed almost minuscule.

Most strikingly, the President reversed Mr Reagan's recent proposed cuts in Medicaid, the health care programme for the poor, adding \$3.5bn in new spending in fiscal year and even called for an expansion of the programme for low income pregnant women and their children. He asked for an increase of \$13m for AIDS research, testing, and education.

For the homeless, whom Mr Reagan liked to label "bums on the streets-by-choice," the new president requested a 20 per cent increase to \$746m for emergency food and shelter and permanent housing, plus a \$50m initiative for homeless assistance provided through private public groups.



President Bush before his first address to Congress. Behind are Vice President Dan Quayle and House Speaker Jim Wright

1990 to schools whose students demonstrate substantial progress. Another provides public recognition and cash awards to superior teachers.

Not only did the president, in his address, ask for an end to racial discrimination, but he followed up his rhetoric with a

proposed \$80m fund, over the next four years, for the financially-strapped black colleges.

The President asked for harsher criminal penalties for drug offenders but only \$300m more for new prisons other Justice Department programmes.

City schools with the worst drug problems would get a \$25m, and other communities could get grants from a \$35m scheme for drug prevention activities.

Ending the long debate on water conservation, the President agreed to honour the US commitment to Canada to allocate \$2.5m over the next five years to develop clean coal technology, with \$70m authorised for the programme next year.

In one area the president did agree with Mr Reagan. Pronouncing the farm economy on the mend, he proposed cuts of more than \$5bn in the farm programme for fiscal 1990. He let his predecessor propose a cut in the farm credit for the elderly stand. That will run into difficulty in Congress along with a proposed \$1,000 child care tax credit, which will be seen as insufficient.

PRESIDENT BUSH'S 1990 BUDGET AT A GLANCE

THE MAIN POINTS

These are the highlights of President Bush's proposed budget for financial year 1990, which begins October 1, 1989 and ends September 30, 1990:

DEFICIT: The deficit would be \$94.4bn and spending \$115.0bn. Former President Reagan's budget deficit was \$92.5bn and included spending of \$115.0bn. Mr Bush projected that revenues would rise \$81.5bn because of economic growth.

TAXES: Mr Bush proposed no tax increases and recommended a cut in the tax on capital gains to 15 per cent from 28 per cent. He also proposed incentives for exploratory oil and gas drilling.

DEFENCE: The military budget would be effectively frozen, rising no more than inflation for one year, compared to a 2 per cent real increase under Mr Reagan. Spending would rise 1 per cent and inflation in 1991-92 and 2 per cent in 1993.

INTEREST: Interest payments on the national debt, total \$173.3bn.

REALITY: Mr Bush proposed to increase Medicaid (state care for the poor) by \$3.3bn over fiscal 1989 and is seeking nearly \$1bn for drug education

THE BUSH BUDGET TOTALS

Table with columns for 1989, 1990, 1991, 1992 and rows for Receipts, Outlays, Deficit, and G-R-H target.

EFFECT OF HIGHER INTEREST RATE & GNP ASSUMPTIONS

Table showing the change in forecast deficit (\$bn) for 1989, 1990, 1991, and 1992 under different interest rate and GNP assumptions.

THE REAGAN ECONOMIC PROJECTIONS

Table comparing Bush's 1990 projections with Reagan's 1988, 1989, and 1990 projections for GNP growth, Real GNP growth, GNP deflator, Consumer prices, and Int rate, T-bills.

and treatment. ENVIRONMENT: \$1.1bn would be spent on nuclear safety and \$1.2bn tax on raising nuclear plants. Spending on acid rain measures and on conservation would rise to \$346m. EDUCATION: Mr Bush would spend \$58m to reward successful schools and help black colleges. CHILD CARE: A new tax credit for low-income families would cost more than \$2.5bn by 1993, and expanding the Head Start programme for disadvantaged children would cost \$253m.

OVERSEAS NEWS

Manley's poll win set to give PNP 44 of 60 seats

By Canute James in Kingston

MR MICHAEL Manley is to be sworn in for a third term as Prime Minister of Jamaica this weekend eight years after his social democratic People's National Party was humiliated in an election.

The PNP scored a decisive victory in Jamaica's violence-plagued general election on Thursday, and appears set to take 44 of the 60 seats in the House of Representatives.

Mr Manley will replace Mr Edward Seaga, leader of the conservative Jamaica Labour Party, who campaigned unsuccessfully on his Government's record in lifting the island's economy out of a decade of stagnation.

Mr Manley, admitting the economy had grown, attacked Mr Seaga's administration for neglecting social services such as health and education, adversely affecting the quality of life for Jamaica's poor. It was on this issue which the election apparently turned in Mr Manley's favour.

The campaign repeated the violent pattern of recent years. Frequent clashes between zealous party adherents left 12 people dead. But Jamaicans are likely to consider this a success, as 50 times as many were murdered in the last election in 1980.



Manley: years of opposition brought re-election

Mr Manley returns to the Prime Minister's office a more moderate man than when he left it, heavily defeated in 1980. He has sought, with some success, to assure US officials that there will be no repeat of the tense relations between Kingston and Washington of the 1970s, and that his brand of social democracy, and his re-opening of diplomatic links with neighbouring Cuba, cut by Mr Seaga in 1961, will not threaten US interests in the Caribbean.

Speaking after the PNP's victory was clear, Mr Manley cautioned his supporters against attacking those of the Labour Party. "We know that sometimes we win and sometimes lose," Mr Manley said. In conceding defeat, Mr Seaga said his administration had "nothing to be ashamed of" in its eight years in office.

"We can hold our heads very high as a previous government, and we will hold our heads as high as an opposition."

He did not repeat his accusations, made on Thursday, that the PNP had indulged in fraud.

There is now some uncertainty about Mr Seaga's future as leader of the Labour Party. Party officials said yesterday they could not comment on his plans, but suggested that if he offered his resignation as leader of the party it would not be accepted.

Heavily armed soldiers and policemen were rushed yesterday to Spanish Town, 15 miles west of Kingston, the capital, after factions of the JLP and the PNP attacked each other. The police said roadblocks in parts of Kingston, mounted on Thursday night by party supporters, were cleared. Man in the News, Page 6

Producer prices rise in US

By Anthony Harris in Washington

US factory-gate prices rose a full percentage point between December and January, the Labor Department announced yesterday. The increase was led by the volatile food and energy sectors, and other prices rose by 0.4 per cent, exactly the average for 1988.

The announcement caused some shock in the financial markets, and two major banks announced higher, 11 per cent prime lending rates. But stock prices recovered on a rise in consideration: the markets have been discounting a rise in inflation to a 4-6 per cent annual rate for some time.

Bond prices, however, remained some 1/4 of a point off on the view that higher inflation, and likely difficulties with the Bush budget, will entail higher interest rates.

The January increase brings the year-on-year rise in producer prices to 4.4 per cent, compared with 2.9 per cent only three months ago; the underlying factors suggest that it is unlikely to fall back much from this level. The food price increases reflect higher meat prices, the expected result of early slaughter during last year's drought, and concern that the recent Arctic weather will damage the winter wheat crop. The energy price increases follow the imposition of higher Opec oil prices.

There is a suggestion of further price acceleration in the figures for crude and intermediate materials. The index for these materials rose 3.4 per cent in the month, reversing a fall of 1.7 per cent in the previous three months, and many industrialists believe that this marks a break in the underlying trend. The index for partly-processed goods and components is up 6 per cent on the year, and continues to rise at that rate.

On the other hand there are some signs of weakening demand pressure in the December figures for wholesale trade, published by the Census Bureau yesterday. This shows a downward revision of 0.6 per cent from first estimates.

Australian unions to seek pay rises from employers and tax cuts from government

By Chris Sherwell in Sydney

THE Australian Council of Trade Unions is to pursue a dual wage strategy in the 1989-90 pay round which seeks increases of A\$30 (215) a week based on industry agreements and A\$20 a week in tax cuts.

The figures, agreed on Thursday at a union conference, were the first to be put on the ACTU's pay demands. Depending on how the complex claim would be implemented, it could produce income increases of 7.15 per cent for average wage-earners.

The ACTU excluded, except as a last resort, a demand from left-wing unions for additional increases linked directly to the cost-of-living. This is seen as heading off a wages explosion and as a victory for the moderate leadership of Mr Bill Kelly, ACTU secretary, and Mr Simon Crean, president.

Regarded as equally significant is the link between the proposed A\$30 increase and "award restructuring", which entails a drastic reduction of job classifications and

demarcation and, as a result, promises productivity increases.

The call for a tax cut is seen as affordable because the federal government's prospective fiscal surplus, projected at A\$5.5bn last August and expected to be higher, will cover it.

But employers and some analysts argue that it bypasses the Government's original plan to trade off wage increases against tax cuts, designed for an environment of falling inflation which has so far failed to materialise.

The fear is that the ACTU's wage claim, when all aspects of it are taken into account, will further fan the inflationary flames. Employers say productivity improvements coming from "award restructuring" cannot possibly pay for A\$30 pay increases, so these too will be inflationary.

The Government's reaction is eagerly awaited. Prime Minister Bob Hawke, speaking from New Delhi, has already



Bob Hawke: views strategy as 'economically responsible'

called the ACTU position "economically responsible". It is scheduled to go into negotiations with all groups over the next few weeks before they each argue their case

DEFENCE Qualified nod in direction of change

By Lionel Barber

PRESIDENT George Bush's proposal for a one-year freeze on the real growth of the defence budget had been heavily flagged in advance, but it still represents an important break with the Administration of former President Ronald Reagan.

Mr Bush has dropped Mr Reagan's proposal for a 2 per cent real increase in defence spending. His offer to the Democratic majority in Congress is, however, conditional: the savings from defence must be spent on fighting drugs and depend on a final budget agreement which hits Gramm-Rudman-Hollings targets, all without a tax increase.

The contrast with 1981 is striking. Mr Casper Weinberger, the incoming US Defence Secretary, preserved former President Jimmy Carter's planned military build-up and then put a whopping increase on top. This created a \$2,000bn (£1,140bn) re-arms programme which even conservative Republicans now admit was plagued by waste and fraud.

The Bush budget concedes the need for change, but it does not prescribe solutions. It assumes an increase of \$9.1bn in budget authority over fiscal 1989 to \$299.3bn, and a mere \$1.4bn increase in outlays. The detail - what weapons are needed, how to improve defence management will appear in two reports to the President by the new Secretary of Defence within 90 days.

One problem, of course, is that Mr John Tower, President Bush's controversial choice to run the Pentagon, has still not been confirmed by the Senate and he may yet have to withdraw his nomination. So far, the Pentagon's case is going by default.

In the past four years, the military have countered the slowing rate of defence spending by playing the "stretch-out game". By ordering delays or cuts in procurement and production, they have still managed to protect present and future expensive weapons programmes.

Until priorities are set and agreed with Congress, the only conclusion that the public and the defence industry can draw from Mr Bush's budget plan is that lean times are ahead.

Swan returned with reduced majority in Bermuda election

PRIME Minister John Swan and his ruling United Bermuda Party won their third general election in six years on Thursday, but lost a quarter of their parliamentary voting bloc.

AP reports from Hamilton, Bermuda, Mr Swan will have to run Britain's oldest colony with a reduced majority after his party lost eight seats.

The UBP began the campaign with 31 of the 40 seats in the Atlantic Islands' House of Assembly, but won 23 seats in the election.

The opposition Progressive Labour Party won most of the seats which were lost by the UBP, and it now controls 15 seats.

Mr Swan said he expected his party would lose some ground and he attributed the losses to the "ebb and flows of democracy".

"We have a reduced majority but it is still a working majority," the Prime Minister said.

He acknowledged the election's outcome was a setback and that his party had been sent a clear message from Bermuda's 30,000 registered voters. "We will be ensuring frank and open discussion in order to keep the public informed," he said.

The United Bermuda Party won 50 per cent of the popular vote, 22,774 votes, down from 69 per cent in the election of October 1985. The Labour Party won 16,848 votes, 37 per cent.

Baker sets off on a listening tour

Peter Riddell reports on the new Secretary of State's European trip

AS Mrs Margaret Thatcher and Sir Geoffrey Howe prepare for lunch this weekend with Mr James Baker, the US Secretary of State, they might reflect that his university thesis was an admiring study of the great Labour Foreign Secretary Ernest Bevin.

In it Mr Baker praised Bevin's skills as an "expert negotiator" who never became lost in the idealistic. Mr Bevin, according to the youthful Mr Baker, was "always very practical." He sought "concrete advantages."

The same could be said of the new US Secretary of State as he starts on an eight-day charge around the European Nato capitals - breakfast here, lunch there and dinner a few hundred miles away. The official purpose is to see

all his opposite numbers, many of whom he already knows from his days as Treasury Secretary and White House Chief of Staff.

Mrs Rozanne Ridgway, the assistant secretary of state for European and Canadian Affairs, said in a preliminary briefing "the principal message is that the US and the Secretary of State want to be involved in a meaningful, timely, early consultative process with allies on the full alliance agenda, and in particular on East-West."

The Bush administration has always said it wants to assess the opinion of allies ahead of formal discussions with the Soviet Union, and the start of new conventional force negotiations and of strategic arms reduction talks. A meeting of

Nato foreign ministers is also scheduled ahead of a full-scale heads of government summit in the early summer.

Mr Baker's visit is far from a formality in view of current sensitivities on the Continent over the modernisation of short-range nuclear weapons and over burden sharing.

While the trip is primarily a Nato consultation, Mrs Ridgway said that Mr Baker will be meeting Mr Jacques Delors, the president of the European Commission, and discussing community issues with relevant foreign ministers.

In particular, Mr Baker has repeatedly stressed his concern with the implications of the creation of the EC internal market after 1992. At present, there is considerable wariness in Washington about the cre-

ation of a protectionist block, notably over financial reciprocity. Mrs Ridgway said she wants to examine "ways that haven't yet been explored that will help identify problems early - in fact before they're problems - issues that have a potential for being difficult?"

Trade issues, such as the stalemate in the Uruguay round, and the Middle East will also be on the agenda.

One complication is the remaining gaps in the State Department. Mrs Ridgway does not expect to continue in her present post and a replacement has not yet been named.

All the signs from Washington are that Mr Baker - true to his character, and that of his model Bevin - will mainly be listening during his European tour.

UK NEWS

Government acts to safeguard water quality

By John Hunt, Environment Correspondent

THE GOVERNMENT last night published proposals that Mr Michael Howard, Environment Minister responsible for the water industry, claimed would go beyond the strict quality requirements of the European Community drinking water directive...

Valve maker closes site with loss of 900 jobs

By Nick Garnett

HOPKINSONS Holdings, the specialist valve maker, told its workforce yesterday that it was closing its main production site in Huddersfield with the loss of 900 jobs.

Courtauld's blames strong pound for factory closure

By Maggie Urry

COURTAULD'S, the textiles group, is to close a Scottish clothing factory with the loss of 190 jobs. It blames the closure on the strength of sterling.

Sharp rise in use of unleaded fuel surprises environmentalists

By John Griffiths

THE USE of unleaded fuel in the UK is suddenly accelerating at a rate which has surprised even those leading the environmental campaign.

Hill Samuel director admits he took bribes

By Richard Waters

A FORMER director of Hill Samuel, the merchant bank, admitted in the Central Criminal Court yesterday that he had taken bribes over renovation work carried out in preparation for Big Bang.

Four northern pits on list for possible closure

By Maurice Samuelson

FOUR YORKSHIRE collieries, employing 2,300 miners, became candidates for possible closures or high job cuts yesterday after failing to respond to calls for higher output in the past three months.

Collins finance director resigns

By Fiona Thompson

WILLIAM Collins, the publisher, yesterday announced that Mr Christopher Taylor is to resign as group finance director on March 7.

Health scares turn heat up on food policy

Michael Cassell on how ministers have had to come to terms with public concern

FEW MPs or ministers would, until a few weeks ago, have given any credence to the idea that food and its associated health risks would be at the top of the political menu at the start of 1989.



Kenneth Clarke in favour of 'more considered advice'

Yet the public debate which was kicked off just before Christmas by Mrs Edwina Currie, the then junior health minister, with remarks about the likely scale of salmonella infection among hen-laying chickens, has gathered momentum ever since.

Public 'needs educating on risks of food poisoning'

By Lisa Wood

LARGE sections of the population thought that food poisoning was caught in restaurants, not in the home, according to a survey carried out 18 months ago by the Ministry of Agriculture, Fisheries and Food.

fresh batch of alarming estimates about the spread of food poisoning. One source suggested that 20,000 infected eggs were being eaten daily.

The Government also announced a new campaign to spell out guidelines for handling and cooking convenience foods, and the setting up of a committee of scientists and officials to investigate food safety.

Since the start of the year, the Ministry of Agriculture has revealed that it is planning to introduce a food bill in the next session of parliament, hailed as the most important piece of food legislation since the Food and Drugs Act of 1968.

This week alone, the Cabinet devoted half its weekly session to the subject of food and food infection and there was also being adopted by the Government in the wake of the concern over salmonella and listeria contamination of food.

affair - this week dubbed the 'salmonella shambles' by Mr Neil Kinnock, the Labour leader - do not believe that either Mr MacGregor or Mr Kenneth Clarke, the Health Secretary, have been trying to come to grips with the affair.

They prefer to paint a picture of indecision and ineptitude and of cosy, inter-departmental conspiracies intended not to pursue measures designed to safeguard public health but to protect the financial interests of the food industry.

Almost at once, old concerns about the alleged, conflicting roles of the Ministry of Agriculture resurfaced. It was not just Labour MPs at Westminster who suggested that it would be more appropriate if the food responsibilities of the ministry were lived off to a newly-created department.

There have also been calls for a new Department of Consumer Affairs but any form of shake-up appears to have been firmly ruled out by Mrs Thatcher.



John MacGregor, grudging praise for Mrs Currie

tackled by producers in order to retain public confidence. Ministers claim that, for some time, they have accepted there is a growing problem as modern food and contemporary eating habits undergo nothing less than a revolution.

Official concern about salmonella in eggs rose in late 1987 when the Department of Agriculture in the Ministry of Agriculture it was worried, although there was no clear account of developments such as ready-cooked meals which are kept in retailers' chill cabinets.

Forced sale of GPT stake to Plessey would cost GEC £200m

By Raymond Hughes, Law Courts Correspondent

THE DRASTIC consequences for General Electric Company if it were forced to sell to Plessey its half interest in GPT, the joint venture telecommunications business, were spelled out in the High Court yesterday.

BZW and Phillips & Drew to raise Seag-quoted limits

By Nick Bunker and Patrick Harverson

BARCLAYS DE Zootie Wedd and Phillips & Drew, the securities houses, have announced that they intend to raise the size of their quoted bargains on the Stock Exchange's Seag trading system on Monday.

Scottish Office to put up cash for Hall Russell ferry

By James Buxton, Scottish Correspondent

THE SCOTTISH Office will be contributing to the cost of a ferry for the island of St Helens in the South Atlantic which is being built by Hall Russell, the Aberdeen shipyard which went into receivership three months ago, Mr Malcolm Rifkind, the Scottish Secretary, said yesterday.

Collins finance director resigns

By Fiona Thompson

WILLIAM Collins, the publisher, yesterday announced that Mr Christopher Taylor is to resign as group finance director on March 7.



The UK's first completely unleaded petrol station in Baker Street, London

UK filling stations to have the fuel by the end of 1988. This level was comfortably exceeded and, with new installations now running at 60 a week, the total is already close to 4,000.

FINANCIAL TIMES

BRACKEN HOUSE, CANNON STREET, LONDON EC4P 4BY
Telex: 8954871 Fax: 01-236 9764/5 Telephone: 01-248 8000

Saturday February 11 1989

Costly water, rotten eggs

THE BRITISH Government would be in trouble this week, if it had an Opposition. For Whitehall is struggling to turn the tide. It is too early to say whether this is a sign that the sure-footed, self-confident style that was until very recently the hallmark of Mrs Margaret Thatcher's third administration has run its course...

Privatisation bill

The first piece of government legislation to emerge this year lies in the bill to privatise the supply of water. This was always likely to be a difficult and complicated measure, but the Government has made it more so. It failed to foresee the temptation to foreign companies to make pre-emptive bids for the statutory water undertakers...

they ought to have. The producer interest won a sensational victory with the resignation of Mrs Edwina Currie, but even today nobody is any the wiser about the extent of the threat of ill-health arising from the eating of infected eggs.

Here again the Government's stance has been almost wholly reactive. It thought that Mrs Currie's political head on a plate would keep the egg producers quiet, especially if it was accompanied by a large handout of taxpayers' money to poultry farmers who could show that they had incurred losses. Then it hoped that Mrs Currie's silence would do the trick; then it banked on her theatrical appearance at a Commons select committee. As all that failed Mrs Thatcher produced a plan to publish a pamphlet which will tell people how to keep their kitchens and their food clean. One has only to remember Lord Wilson in his prime to imagine what a good Opposition might have done with a Prime Minister who sought to cover her own Government's prevarication by blaming the public.

The Government's latest reaction has been to appoint a Whitehall committee of scientists and officials to investigate the entire matter. This will have an external chairman, but it would be a mistake for the Prime Minister to think that the furore will go away unless she insists on the appointment of a committee of inquiry whose deliberations will take place in public and whose findings will be published in full. The form of committee announced yesterday suggests that the Government invented it on the run. Its terms of reference remain to be seen. It is not entirely uncharitable to conclude that the Government still hopes to prevent evidence of its shortcomings from reaching the electorate.

Predilection for secrecy

The Opposition will naturally press hard on this, harping, in particular, on the predilection of the Government for secrecy. It might also do well to question further the machinery of government. Whatever the merits or demerits of the producer-driven Ministry of Agriculture, there is no public perception of a clear line of responsibility for consumer protection, as there is with the US Food and Drug Administration. It is not unusual for government departments to act as sponsoring ministries for particular industries, but products that might poison the consumer, or cause ill-health, need special surveillance. Perhaps the Government itself will address this question when it regains its equilibrium.

Peter Riddell looks at the impact of Mr Bush's address to the US Congress

For George Bush, President of the US, Thursday evening's address to Congress was an exercise, as he put it, in establishing credibility - with the financial markets, with the Democrat-controlled Senate and House, and with the American people. It was the time when after all the fine words and warm feelings, "the new breeze" of his post-election honeymoon, the President had to come up with some substance. He had, in the words of Mr George Mitchell, the new Senate Majority Leader, to match deeds to words. He had to spell out his agenda - what his theme of "a kinder, gentler nation" means in practice. He also had to show how he intended to eliminate the federal budget deficit over the next four years, not just by producing numbers which looked correct, but by doing so in ways which would be both economically realistic and acceptable to Congress.

Moreover, he had to demonstrate firm leadership and direction. The first three weeks of his presidency have sometimes appeared accident-prone and incoherent. Several incidents have undermined his proclaimed high ethical tone in government, culminating in the deepening quagmire of Mr John Tower's nomination as Defence Secretary. Mr Kevin Phillips, a prominent conservative political analyst, has even raised the possibility of "a Republican re-enactment of Carter administration humbling."

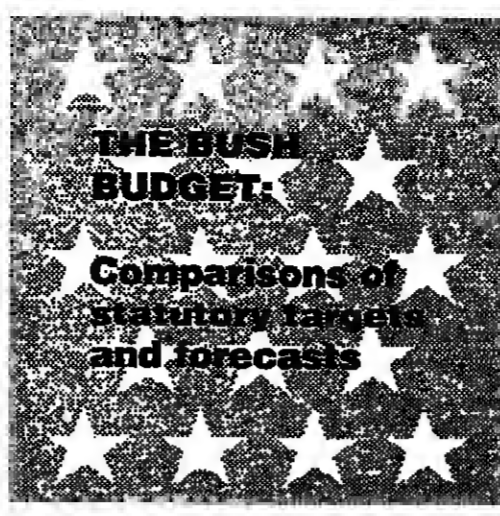
Taken together, these were important tests for Mr Bush. His address did not pass them. It was again long on intentions - a "feel-good" speech as one critic said yesterday - but short on detail. Intended to set an agenda, the 50-minute speech was encyclopaedic in its scope and set few priorities among competing demands. The initial reaction of the financial markets has been hostile - to them there is little new to convince that the deficit will at last be cut.

The response of Congress has also been sceptical. Democrat leaders have welcomed the President's plans, since the projection of a falling deficit relies to a considerable extent on forecasts of 3 per cent plus economic growth for the next few years. But Mr Alan Greenspan, chairman of the Federal Reserve, has said these rates cannot be sustained without higher inflation - underlined by yesterday's poor producer price figures. And he has promised the Fed will maintain restrictive policies to curb inflation, in turn cutting back growth and revenue.

In fact, in the short term, the current strong growth means that the budget projection of a \$81.5bn rise in revenue in fiscal 1990 without changes in tax rates is more plausible. Hence - subject to revised economic forecasts in midsummer - it may be possible to reduce the deficit without breaching Mr Bush's "no new taxes" pledge. This is necessary to preserve the President's political credibility, and, anyway, the Democrats do not want to be saddled with the blame for a tax increase.

The big uncertainty about the budget is whether the proposed plans to hold down spending will stick. While the increases in priority social programmes are quite small in total - in education, less than Mr Reagan's "no new taxes" pledge. This is necessary to preserve the President's political credibility, and, anyway, the Democrats do not want to be saddled with the blame for a tax increase.

There are a number of snags with this procedure, not least that such smooth ways of eliminating the deficit have been stated before and missed. Moreover the GRH process, by definition, is not a tight discipline with punishment for failure. Rather it is based on the administration's forecasts, which have frequently turned out to be too optimistic. Virtue is always next year; indeed the forecast for the deficit in the current fiscal year made in the outgoing Reagan budget a month ago has already been revised up from \$161.5bn to \$170.2bn. The Reagan forecasts were widely derided as over-optimistic. The Bush budget contains only minor revisions to remove the more obviously unreal-



Gramm-Rudman-Hollings target
Forecast deficit

minus—a surplus

Source: US Office of Management Budget

Zero

\$-2.5bn

\$30.6bn

\$28.0bn

\$64.2bn

\$64.0bn

\$100.0bn

\$94.8bn

\$136.0bn

\$170.2bn

1993

1992

1991

1990

1989

Fiscal

Comforting words, short on detail

istic short-term interest rate assumptions. These figures are very important to the success of Mr Bush's plans, since the projection of a falling deficit relies to a considerable extent on forecasts of 3 per cent plus economic growth for the next few years. But Mr Alan Greenspan, chairman of the Federal Reserve, has said these rates cannot be sustained without higher inflation - underlined by yesterday's poor producer price figures. And he has promised the Fed will maintain restrictive policies to curb inflation, in turn cutting back growth and revenue.

In fact, in the short term, the current strong growth means that the budget projection of a \$81.5bn rise in revenue in fiscal 1990 without changes in tax rates is more plausible. Hence - subject to revised economic forecasts in midsummer - it may be possible to reduce the deficit without breaching Mr Bush's "no new taxes" pledge. This is necessary to preserve the President's political credibility, and, anyway, the Democrats do not want to be saddled with the blame for a tax increase.

The big uncertainty about the budget is whether the proposed plans to hold down spending will stick. While the increases in priority social programmes are quite small in total - in education, less than Mr Reagan's "no new taxes" pledge. This is necessary to preserve the President's political credibility, and, anyway, the Democrats do not want to be saddled with the blame for a tax increase.

There are a number of snags with this procedure, not least that such smooth ways of eliminating the deficit have been stated before and missed. Moreover the GRH process, by definition, is not a tight discipline with punishment for failure. Rather it is based on the administration's forecasts, which have frequently turned out to be too optimistic. Virtue is always next year; indeed the forecast for the deficit in the current fiscal year made in the outgoing Reagan budget a month ago has already been revised up from \$161.5bn to \$170.2bn. The Reagan forecasts were widely derided as over-optimistic. The Bush budget contains only minor revisions to remove the more obviously unreal-

part of a comprehensive agreement meeting the GRH targets. Without such an agreement, if the deficit target cannot be met by the late summer, then procedures to sequester spending - that is, across-the-board cuts - will come into force. That threat strengthens the President's hand with Congress. Overall, total spending is projected to rise by 11.7 per cent in cash terms over the next five years, having increased by nearly 35 per cent in the

choices of deficit reduction were put off for another day. It would be wrong, however, to conclude that the latest budget is just another exercise in wishful thinking. Congressional leaders as well as the Administration accept that action can no longer be deferred. This is not just for financial reasons but because of broader concern over the economic well-being of the US. Key policymakers like Mr Darman, as well as virtually all mainstream economists, now stress the interaction of the budget deficit and low US savings ratio as a cause of inadequate domestic investment and sluggish productivity growth.

A striking common theme of Mr Bush's address and the televised Democratic reply was the emphasis on improving the competitive position of the US. The budget document contains the self-conscious statement that "America is not a nation in decline, America is a rising nation." Mr Bush talked of extending American leadership in technology and increasing long-term investment.

The President outlined what amounted to an industrial policy - though that term will not be used - with more money for basic research and for space, and even the somewhat bizarre idea of appointing Vice President Quayle to chair a new task force on competitiveness. Mr Bush linked the need to raise competitiveness with improvements in US education. Moreover, tax incentives are to be increased for research and experimentation and the creation of enterprise zones. And, most controversially, a big cut in capital gains tax has been

past five years. Not surprisingly, Richard Darman, who as Budget Director is the main architect of the plan, has said that it is "an opening gambit" in negotiations with Congress. Given these implausible stringency of these spending projections, a tax increase will be much more difficult to avoid in later years. Mr Leon Panetta, the reflective new chairman of the House Budget Committee, said after Mr Bush's speech: "Now the time for illusions is over. The President addressed some of the problems. But many of the tough

Democracy have welcomed Mr Bush's aspirations, but question his economic assumptions and doubt whether the money is available

Democracy have welcomed Mr Bush's aspirations, but question his economic assumptions and doubt whether the money is available

Democracy have welcomed Mr Bush's aspirations, but question his economic assumptions and doubt whether the money is available

Democracy have welcomed Mr Bush's aspirations, but question his economic assumptions and doubt whether the money is available

Democracy have welcomed Mr Bush's aspirations, but question his economic assumptions and doubt whether the money is available

proposed specifically to encourage long-term investment. Showing a parallel fear on the opposite side of the House, Senator Lloyd Benzon, the chairman of the Senate Finance Committee, referred in the Democrats' reply to the danger of the US becoming a "second-class economy" behind West Germany and Japan. "Is it inevitable that we lose to Japan or the other Pacific Rim countries. Or a Europe united by 1992? I don't buy that."

It is clear that to a remarkable extent, the President and Congress share a common agenda. Much of the speech was concerned with social problems - drugs, AIDS, the disabled and the environment - in ways which would have been inconceivable under Mr Reagan. Mr Jim Wright, the Speaker of the House of Representatives, joked that "a kinder, gentler America was the old time Democrat religion."

Significantly, however, in his own agenda he added a "fairer America" to the list. The Democrats will fight to preserve social programmes. Mr Dan Rostenkowski, the powerful chairman of the tax-writing House Ways and Means Committee, has said he will strongly resist the capital gains tax cut - not least because of his desire to preserve the 1986 tax reform and simplification which he helped create. He said yesterday it would be seen as a tax cut for the rich and would increase the deficit, rather than reduce revenue as the Administration claims.

President Bush has repeatedly stressed his desire for co-operation with Congress to achieve early agreement. "We were not sent here to bicker," he said. The Congressional leaders agree with such sentiments. The voters do not like open dissent, especially given the unpopularity of Congress after it had to back down earlier this week over a proposed 51 per cent pay rise. This has created an elaborate mating-dance with both sides saying they want to agree, but neither making any concessions.

Mr Bush has sought to put the onus of responsibility on Congress. As a warning shot he challenged the legislature to enact his proposals for reorganising the savings and loan industry within 90 days. There has been widespread support for the outline of the plan, so Congress is on notice not to delay.

Similarly, he urged Congress not to interfere too much in the "micro-management" of military policy - in part an indirect reference to the controversy over the nomination of John Tower. Some of the President's closest supporters see the issue not just in terms of the former senator's alleged personal and financial failings but also as a battle with Congress for control of the Pentagon.

The Tower nomination is now increasingly shaky, with continuing inquiries by the Federal Bureau of Investigation and growing doubts expressed by Democrat Senators on the Armed Services Committee which has to confirm him. The issue is unlikely to be resolved for a couple of weeks. A defeat or withdrawal of the nomination would be a considerable setback for Mr Bush, either way the efforts to reorganise procurement policy and to review defence priorities have been delayed and weakened.

Such problems aside, it is clear that the speech on Thursday was only a starting point. Those Democrats who increased their majorities in both Houses last November feel they have as much right as Mr Bush to determine the US's future agenda and they will. Senator Barrow, recalling how both he and Mr Bush had been wartime pilots, said the Democrats were "in the co-pilot's seat". There is still a lot of argument to come over the flight plan.

"SOMETIMES you win, sometimes you lose," commented Mr Michael Manley yesterday, acknowledging his resounding victory in Jamaica's general election.

He could afford to be philosophical. By beating his old rival, Mr Edward Seaga, as convincingly now as he lost to him back in 1980, the wheel has turned full circle. During this election campaign the roles of the two men have also been curiously reversed. Mr Manley was the statesman distancing himself from any of the gun-toting thugs who might be in his party, while Mr Seaga appeared underdog making veiled threats of violence and hinting at electoral fraud.

After eight years in the wilderness, Mr Manley's return to power for a third term in office is both a remarkable personal achievement and a telling commentary on his own political evolution. From being a fire-brand socialist bent on non-alignment and Third World solidarity, he is now, aged 64, preaching the moderate centre ground of social democracy.

His evolution in many ways symbolises how developing countries' leaders have had to trim the socialist ideals so prevalent in the 1960s and 1970s to the laws of the market place. It also represents the new streak of pragmatism in the Socialist International, of which he is vice-president. His re-election has similarities with the return to office of his SI colleague, Carlos Andres Perez, in Venezuela.

Circumstances have probably changed as much as Mr Manley himself. No man could be at ease having left office, with the economy a shambles, after Jamaica's worst year of violence. (In 1980, over 800 people died.) Mr Manley admits quite freely that in the late 1970s he allowed his People's National Party (PNP) to be dominated by a militant hard left minority, which both fomented the climate of violence and frightened the US into thinking revolution was round the corner. He also

MAN IN THE NEWS

Michael Manley

Moderate path that led from defeat to victory

By Robert Graham



failed to realise how in these circumstances his close ties with President Fidel Castro in neighbouring Cuba fanned the flames. At a press conference this week, he indicated that the large Cuban embassy in Kingston, closed down by Mr Seaga when he became Premier in 1980, would be re-opened. "We intend in due course to restore diplomatic relations (with Cuba) but it will be different from last time. There was much misunderstanding in the seventies about the relations with Cuba; and I can see why there were misunderstandings," he said. During the election campaign his opponents tried every trick to besmirch him: publishing photographs of Manley, having clapped against his face in dejection, with the

word "failure" underneath; resurrecting a red scare over his links with Fidel Castro; and even taking advantage of last year's devastating Hurricane Gilbert to dub him "Hurricane Michael". Using a metaphor from cricket, the game Mr Manley loved - one of his supporters said: "He treated these with the contempt of a good batsman reserves for a bowler." But it is not quite as simple as this. Politics is in his blood. His father, Norman Manley, was an Oxford-educated Fabian socialist who formed the PNP in 1938 and went on to become a central figure in the emergence of Jamaica from British colonial rule. (Kingston airport is named after him). Himself educated at the London School of Economics, Michael Manley represents that part of the Jamaican elite

whose cultural roots have been deeply influenced by university education in, and family ties with, Britain. In a small island society, rather than being a barrier, this has given him a head start in politics because he has been so easily identifiable. His father's Fabianism, profoundly influenced his political thinking. While an intellectual, his gift with words has enabled him to dress up complicated ideas in homely metaphors that instantly appeal to the rural and urban poor. They have been his core support ever since his first election win in 1973. His personal life, which has seen him through four wives, has caused some colourful anecdotes but has never affected his career. Indeed, his image as a man of the people seems to have oblit-

erated popular memory of the mess of his previous administration.

After his 1980 defeat he resigned as party leader and made his return conditional on the removal of the hardline leftists. The party rallied behind him, realising he was its only electoral hope. His decision not to contest elections called early by Mr Seaga in 1983 was probably made, at the time, largely from pragmatism. But in retrospect, it saved him from being subject to public scrutiny at a time when the memory of his previous administration was still fresh.

Since then he has worked assiduously to cultivate the business community and - just as important - to rehabilitate his reputation in Washington. Antagonising the US establishment enough to win its open hostility was one of his cardinal mistakes. In the past five years he has courted Congress, wooed the White House and even won over members of the right-wing Heritage Foundation which was so influential under President Ronald Reagan. Having emerged chastened but not humbled by his years out of office, he now looks forward to acting more in a presidential role. He paces himself carefully after two operations for diverticulitis, a colon ailment. He will leave much administration to his close associate, Mr P.J. Patterson. This is probably just as well since he concedes he is good on ideas but sometimes sloppy on detail.

A cricket history book, which he published last year, was jumped on by West Indies cricket buffs for the errors in the statistics. Mr Manley said this was due to pressure from his publishers. In the past five years he will have to do better in avoiding errors in the face of pressure: pressure from his own citizens to deliver on his campaign promises to devote more to social spending. It may have been this promise, more than anything else, that won him the election. It will now be his greatest post-election headache.

SPECIAL INTRODUCTORY TRIAL OFFER! Penny Share Focus for the next 12 months for only \$15

Here's an opportunity to receive the complete Penny Share Focus service for the next 12 months for only \$15. This offer is limited to one individual per household that has not already had a subscription to Penny Share Focus over the last two years.

Reasons for this offer: Why do we make this offer to new trial subscribers only? Because we have found that a high percentage of those who once try Penny Share Focus for a year stay with it on a long term basis. The resulting increase in circulation enables us to provide this service to our long term subscribers for a lower annual rate than would otherwise be possible.

Complete Coverage: Penny Share Focus continually monitors all shares that sell for less than 50p. Each month, after reviewing the news and figures, PPF recommends those low priced "penny" shares that we believe show the greatest potential for capital growth. One of these shares, the penny share we consider represents the best value at that time, is separately reviewed in

a bonus issue sent to all subscribers at the same time as their main issue. We also monitor past recommendations and, where appropriate, advise subscribers to sell. All this material is sent by first class post on the second Friday of every month to reach all subscribers at the same time. There is also a "Hotline" service with new ideas that may arise between issue dates.

Why Penny Shares? Every year the list of top performing shares in the stockmarket is packed with Penny Shares. The majority of these low priced shares have already had their own private bear market and, in most cases, once all the bad news is out of the way they can look forward to better times. At today's low, low prices there's plenty of room for growth - although, as with all shares, the price of penny shares can fall as well as rise and past success is no guarantee of future performance.

Under this special introductory trial offer you also receive - as a bonus and at no extra charge - a free copy of "How To Make A Killing In Penny Shares" by Michael Walters.

free copy of "How To Make A Killing In Penny Shares" by Michael Walters. The Daily Mail's deputy City Editor. This hardcover book, usually sold at \$12.95, is the best guide we know of on how to buy and sell Penny Shares for profit - and it's yours FREE when you accept this special introductory trial offer.

Money Back Guarantee: We guarantee that PPF will give you at least three opportunities to DOUBLE YOUR MONEY, or you pay us nothing. YES, you must receive at least three recommendations from Penny Share Focus that double in value within the next 12 months - if you don't, just let us know and we'll gladly refund your first year's subscription in FULL - IN CASH, BY RETURN OF POST.

© Penny Share Focus 1989 published by Buzford Holdings Ltd, registered in England 1346624. 14 Willow Street, London EC2A 4BE.

Form for requesting Penny Share Focus trial offer, including fields for name, address, and contact information.

Paul Cheeseright reports on London's Royal Opera House

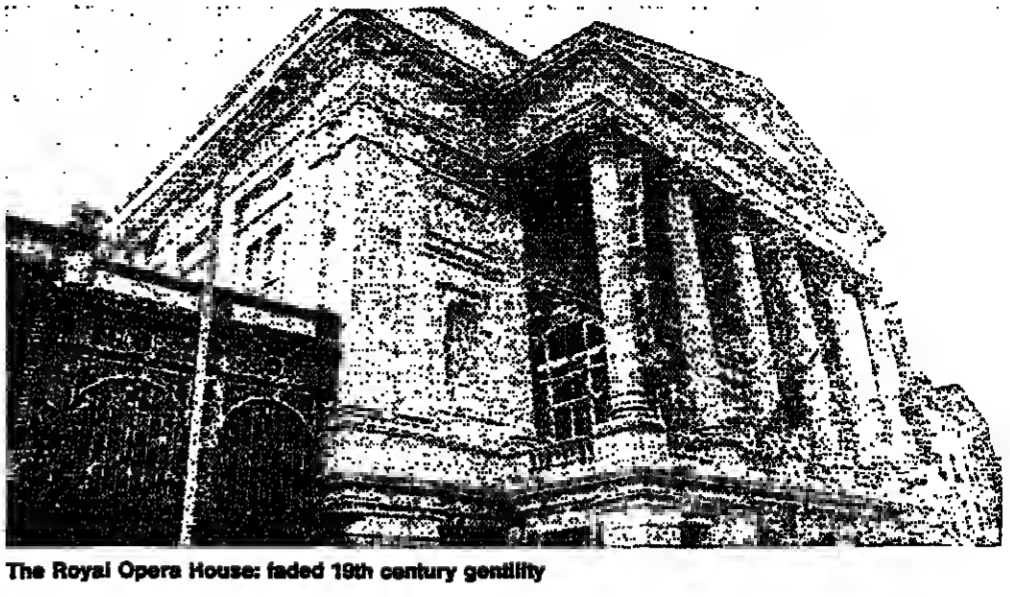
Chorus of disharmony

London's Royal Opera House has found this week that mixing the roles of cultural institution and property developer requires a degree of political finesse that is probably outside its range...

That would leave £23m to be found from private patronage. Outline planning consent was granted by Westminster City Council in June 1987...

was held, largely between Drivers Jones, Tottenham's property advisers, and Hesley & Baker, the Royal Opera House's advisers...

property schemes other than they advanced publicly alarmed Westminster City Council and English Heritage. They now take the line that they must have assurances that the published scheme will go ahead before they give the Opera House planning permission...



The Royal Opera House: faded 19th century gentility

other projects. There is one wild card in the form of an idea for a Performing Arts Centre, promoted by Denis Vaughan, the conductor...

Lane, and endorsing each for a specific performing art. Most significantly from a financial point of view, it is supported by Mr J. Paul Getty, the arts benefactor and it has been suggested that it could be hacked by some form of national lottery.

Opera House cannot wait for redevelopment on the chance that there might one day be funds from a national lottery. The house closes in 1993 for redevelopment...

Michael Thompson-Noel reports on rapid changes of ownership among London casinos

Turmoil on the green baize tables

The customary arrogance of casino operators was typified - brilliantly - by a member of this glittering band who was seen on American television, if the customers ever won...

the Carlton Casino in Liverpool, giving it 24 casinos in total, of which five were in London. Mr de Savary's second Land Leisure Mecca Leisure bought Pleasurama, giving Mecca a total of 26 casinos...

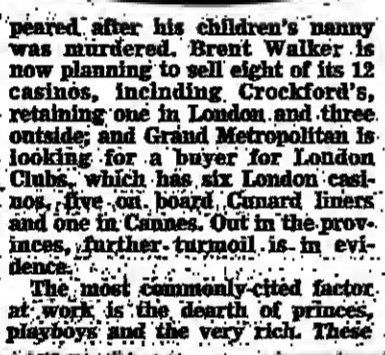
are usually Arabs but sometimes Hong Kong Chinese, Sindhis, Punjabis, West African Indians, or Christians from Nigeria, who used to circle the globe, hungry for kicks, and whose ability to gamble away £500,000 or £1m without really twitching used to translate into enormous profits for London casinos...

a world leader in food, drink and retailing. True, GrandMet subsequently clinched the purchase of Pillsbury, the US food and restaurant chain, for \$5.75bn, but it also paid \$331m cash for the William Hill betting shop chain which it plans to fold into its own Mecca Bookmakers...

just like that of general betting. But in 1986, the total "drop" (money exchanged for chips) in UK casinos actually fell by 1 per cent, to £1.61bn. Since then it has grown sluggishly, to about £1.73bn. All told, there were 128 casinos in 1980. Now there are 113, plus five which are licensed but not operating...

ing yield - a fall of 7.7 per cent, to £226m. In the 12 months to last September 30, while turnover has been stalling, costs have marginally risen. "Labour costs are very high," says the BCA. "Foreign casinos often peech staff from London and the provinces. Amenities have got to be the best, because of the legal restrictions on the way casino may behave..."

are not. British casinos are merely intended to cater to whatever underlying (that is, unsimplified) demand for gaming exists. Indeed, the casino association says that in 1987-88, the revenue raised by UK gaming licence duty actually fell by £15.5m (27 per cent).



peared after his children's nanny was murdered. Brent Walker is now planning to sell eight of his 12 casinos, including Crockford's, retaining one in London and three outside, and Grand Metropolitan is looking for a buyer for London Clubs, which has six London casinos, five on board, and one in the provinces, further turmoil is in evidence.

Third, UK casinos are in any case a mature - some might think torpid - market, tightly controlled, strictly policed and with no scope, thanks to the 1968 Gaming Act, for marketing or elbowing their way out of their current stasis. This is in complete contrast to the UK betting shop business, where the arrival of satellite-fed commentaries and live TV broadcasts of races (completely unthinkable 10 years ago) are galvanising turnover and boosting profits.

What is worrying some operators is the behaviour of the gross gaming yield (GGY), the casinos' revenue. According to the British Casino Association (BCA), in 1983 the GGY from London's 20 casinos was \$196m, an increase of 28 per cent over the preceding year. In 1987, it was £240m, an increase of only 2.4 per cent over the whole of the intervening four years. In the year to last March, the GGY fell against the preceding year by 3.2 per cent - the first fall in the London GGY since the 1968 Act came into force.

nos may behave." Such restrictions include: no live entertainment, no tipping, no advertising, a 48-hour delay on the granting of membership, annual renewal of licences. This rigorous control system may sound eccentrically British and nannyish, but it has kept the international crime mobs of bay and is the reason why UK casinos are reckoned to be cleanly-run. The major difference between UK and foreign casinos is that the latter are invariably viewed as tax-risers for governments; in Britain they

Which doesn't stop the punters - the lambs - searching for ways to break the bank. Some time ago, in the US a group of talented enthusiasts developed a mini-computer to help them win at roulette. Their program utilised a set of equations similar to those used by the National Aeronautics and Space Administration for landing spacecraft on the moon.

LETTERS

No need to muddy the water

From the Chairman, Thames Water Authority. Sir, The basic argument for privatisation of water remains the same. The private sector is more efficient than the public sector. It is about style, about culture, about managerial freedom, about clarity, about accountability.

efficiently at the lowest price and most accountably? Do not confuse privatisation with monopoly. In any monopoly - private or public - the customer needs protection. It is an error to presume that the customer is better protected today than he will be in the private sector. Public accountability in the public sector is a myth. The new regulatory controls imposed on Thames Water plc will give greater protection to customers and environmentalists than they enjoy today.

Table titled 'BUILDING SOCIETY INVESTMENT TERMS' listing various investment options with columns for Provider, Applied, Net, Interest, Minimum, and Access and other details.

Continuation of the 'BUILDING SOCIETY INVESTMENT TERMS' table, listing more investment options.

'Dear Barry Riley

From Mr Hugh Scarfield. Sir, Barry Riley got one thing right in his open letter to David Walker, chairman of the Services and Investment Board, on life assurance disclosure (Weekend FT, February 4). Without a strong independent intermediary market, the value for money to the consumer would deteriorate.

consumers will recognise that such improvements will have to be paid for whether they take place in the public or the private sector. There are no taxpayer grants to water authorities in the public sector. Income is wholly from the customer, as it will be after privatisation. The question simply is: What is the best structure to provide today's services and tomorrow's standards most

cantly up or down the performance table. This is why the actuarial profession believes that more information on investment could usefully be made available by life companies. Life companies have a record to be proud of. The return on a 10-year policy maturing this year is as high as 17 per cent - with commission expenses and death cover thrown in.

What is the best structure to provide today's services and tomorrow's standards most efficiently at the lowest price and most accountably? Do not confuse privatisation with monopoly.

'Official statistics indicate an unprecedented squeeze on NHS resources since 1981'

From Mr John Wells. Sir, Mr David Mellor, the UK Minister of State for Health, in responding to a question on BBC Radio 4's 'Any Questions?' (February 3) on the National Health Service white paper, stated that "in the last 10 years, there has been an unprecedented expansion in all parts of the Health Service".

fixed investment - which is no more than a fraction (1/20th) of current expenditure (but for which the series unfortunately only goes back as far as 1977 - Blue Book series G7CV at current £m, deflated by implicit deflator for general government GDPFCF). Blue Book series AAA/C/GTEL. We find that the sum of NHS current expenditure plus capital expenditure at constant 1985 £m has also declined, since 1981, as a proportion of real national disposable income.

Table titled 'Official statistics indicate an unprecedented squeeze on NHS resources since 1981' showing NHS expenditure on current goods and services as a percentage of GDP from 1959 to 1988, comparing government and private sources.

But if measured by the official statistical series on real inflation adjusted NHS expenditure on current goods and services, Mr Mellor's statement is far from the truth. Using the data series given in my note, the annual rate of growth of real, inflation-adjusted NHS current expenditure has been lower, taking the three Thatcher governments as a whole, than under any previ-

MARKET STATISTICS

Economic Diary

TOMORROW: Young Conservatives annual conference, Southampton. Mr James Baker, US Secretary of State, visits Bonn. West German, North London Business and Industry Exhibition opens, Picketts Lock (until February 16).

EUROPEAN OPTIONS EXCHANGE

Table with columns for Series, Feb 89, Mar 89, Apr 89, May 89, Jun 89, Jul 89, Aug 89, Sep 89, Oct 89, Nov 89, Dec 89. Includes sub-sections for EUROPEAN INDEX, EUROPEAN STOCK, and EUROPEAN BOND.

FT-ACTUARIES SHARE INDICES

These indices are the joint compilation of the Financial Times, the Institute of Actuaries and the Faculty of Actuaries

Table with columns for EQUITY GROUPS & SUB-SECTIONS, Friday February 10 1989, and Highs and Lows Index. Lists various equity groups and their performance metrics.

BANK RETURN

Table showing Bank Return for Wednesday February 9, 1989. Includes columns for LIABILITIES, ASSETS, and ISSUE DEPARTMENT.

BASE LENDING RATES

Table showing Base Lending Rates for various banks and currencies, including UK, ECU, and other international rates.

FIXED INTEREST

Table showing Fixed Interest rates for various government and corporate securities, including British Government, Overseas Traders, and All Stocks.

DIVIDENDS ANNOUNCED

Table listing Dividends Announced for various companies, including Anglo & Overseas, Grahams Retail, and Second Alliance.

LONDON RECENT ISSUES

Table listing London Recent Issues in the equities market, including company names, issue sizes, and dates.

FIXED INTEREST STOCKS

Table listing Fixed Interest Stocks with columns for Issue, Amount, Maturity, and Yield.

RIGHTS OFFERS

Table listing Rights Offers for various companies, including issue size and price.

TRADITIONAL OPTIONS

Table listing Traditional Options for various companies, including issue size and price.

PHARMACEUTICAL BUSINESS NEWS advertisement. Includes text: 'The executive newsletter for the pharmaceutical industry', 'The Financial Times new twice-monthly international review of the Pharmaceutical Industry', and contact information for Danielle Banks.

McCarthy advertisement. Includes headline: 'If you were able to read all these top business publications every day... you wouldn't need McCarthy.' Features an illustration of a man reading a newspaper and contact information for McCarthy Information Services.

INTERNATIONAL RESIDENTIAL PROPERTY advertisement. Includes text: 'Advertising Appears in the Weekend FT every Saturday For further details please contact CLIVE BOOTH' and contact information.

INTERNATIONAL COMPANIES AND FINANCE

Pacific Dunlop plans scrip issue after profits increase

By Chris Sherwell in Sydney

PACIFIC DUNLOP, the Australian-based multinational industrial group, yesterday reported a 46 per cent increase in interim profits after tax to A\$124.6m (US\$111.3m). It plans a one-for-ten scrip issue.

manance of the battery, tyre, cable and distribution divisions showed that, through productivity gains, restructuring and vigorous marketing, the group was achieving international efficiency.

lowing a landmark agreement with unions on work practices. The company said its battery division contributed substantially increased sales and earnings, due largely to the restructuring of its North American operations.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Aker to leave real estate after losses of NKr4m

By Karen Fosell in Oslo

AKER, the diversified Norwegian group, is to "gradually disengage from its real estate activities" in the course of 1989-1990. According to preliminary figures for 1988, the real estate business saw losses, after financial items, of NKr4m (\$692,000), against profits in 1987 of NKr15m, and a decline in sales to NKr100m from NKr287m the previous year.

The downturn in the Norwegian building materials market also led to lower profits in this business sector. Aker said profits in the off-shore business and land-based construction and civil engineering activities developed favourably.

NKR170m on extraordinary items including an extraordinary NKR85m write-down on real estate holdings. The company disposed of key shareholdings in various Norwegian and Swedish companies which freed NKR1.5bn in capital.

Equiticorp's 80% stake in NZ Steel up for sale

By Dai Hayward in Wellington

THE RECEIVERS of Equiticorp International have put the company's 80 per cent shareholding in New Zealand Steel up for sale. Potential buyers have until March 20 to tender for the shares.

Chase to sell Hanimex holding

By Chris Sherwell in Sydney

CHASE CORPORATION, the New Zealand group headed by entrepreneur Mr Colin Reid, is selling its 38 per cent-owned Hanimex Corporation in order to realise a profit and reduce its debt.

erty development. Mr Reynolds says that, according to Salomon Brothers, which Chase has mandated to sell the business, disposal of Hanimex could realise A\$3.75 per Hanimex share, or A\$360m (US\$230.7m), through a leveraged buy-out.

trading this week. However, even at A\$3.75, Reynolds says, a sale would reduce Chase's debts by NZ\$260m and increase its shareholders' funds by NZ\$200m.

Linotype moves ahead by 25%

By Haig Simonian in Frankfurt

LINOTYPE, the West German printing electronics group sold in 1987 by Allied-Signal of the US, has reported record earnings for its first full year as an independent company.

Elders may put mill into joint venture

By Gordon Cramb in Sydney

NEW ZEALAND'S largest pulp and paper mill may change ownership again, less than a year after Elders Resources (ERL) of Australia completed its reverse takeover of NZ Forest Products, owner of the facility at Kiriath, south of Auckland.

Hagemeyer fails in Medicopharma bid

By Andrew Baxter

THE CONTROVERSIAL bid by Hagemeyer, the Dutch trading group, for Medicopharma, the small Dutch generic drug producer, has failed ignominiously, it was announced yesterday.

Chicago

SOYBEANS 6,000 bu m/cr cents/bushel

Table with columns: Date, Close, Previous, High/Low. Rows for Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan.

Demand for zinc boosts Pasmenco

By Chris Sherwell in Sydney

PASMINCO, the Australian zinc and lead giant formed by merging the zinc mining businesses of CRA and North Broken Hill Peko, yesterday reported an after-tax profit of A\$54.7m (US\$48.5m) for the six months to December.

SIA to sue Fed over bank ruling

THE SECURITIES Industry Association said it would sue the Federal Reserve Board to prevent affiliates of bank holding companies from underwriting corporate debt and equity securities.

Banco Hispano results up sharply at Pta32.6bn

By Peter Bruce in Madrid

BANCO HISPANO Americano, one of Spain's biggest commercial banks, reported a sharp increase in net group profits to Pta32.6bn (\$280m) last year.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

Compagnie du Midi in Generali 'armistice'

By George Graham in Paris

COMPAGNIE DU MIDI, the leading French diversified insurance group, faces another stormy shareholders' meeting on February 28, as the three-way battle for control takes a new turn.

WEEKLY PRICE CHANGES

Table with columns: Commodity, Latest price, Change on week, Year ago, High 1988/89, Low 1988/89. Rows for Gold, Silver, Lead, Zinc, Tin, Cocoa, Coffee, Sugar, Wheat, Cotton, Wool, Rubber, Oil.

LONDON METAL EXCHANGE

Table with columns: Metal, Close, Previous, High/Low, AM Official, Kerb close, Open interest. Rows for Aluminium, Cash, Copper, Silver, Lead, Zinc, Tin, Nickel, Platinum, Palladium.

US MARKETS

Table with columns: Commodity, Close, Previous, High/Low. Rows for Copper, Heating Oil, COCOA, SUGAR, COTTON, SUGAR WORLD, PLATINUM, CRUDE OIL, SOYBEAN MEAL, POTATOES, SOYBEAN MEAL, FRESH FRUIT, GRAINS, RUBBER, CRUDE OIL.

NEW YORK

Table with columns: Commodity, Close, Previous, High/Low. Rows for Gold, Silver, Copper, Heating Oil, COCOA, SUGAR, COTTON, SUGAR WORLD, PLATINUM, CRUDE OIL, SOYBEAN MEAL, POTATOES, SOYBEAN MEAL, FRESH FRUIT, GRAINS, RUBBER, CRUDE OIL.

CHICAGO

Table with columns: Commodity, Close, Previous, High/Low. Rows for Soybeans, Soybean Meal, Soybean Oil, Corn, Wheat, Cotton, Lard, Tallow, Hides, Live Cattle, Live Hogs, Pork Bellies.

WORLD COMMODITIES PRICES

Table with columns: Commodity, Close, Previous, High/Low. Rows for Gold, Silver, Copper, Zinc, Tin, Lead, Nickel, Platinum, Palladium, Crude Oil, Heating Oil, Natural Gas, Soybeans, Soybean Meal, Soybean Oil, Corn, Wheat, Cotton, Lard, Tallow, Hides, Live Cattle, Live Hogs, Pork Bellies.

SPOT MARKETS

Table with columns: Commodity, Close, Previous, High/Low. Rows for Dabul, Brent Blend, W.T.I. (1 pm est), Oil products, (IME prompt delivery per tonne CIF), Premium Gasoline, Gas Oil, Heavy Fuel Oil, Naphtha, Petroleum Argus Estimates, Other, Gold, Silver, Platinum, Palladium, Aluminium, Copper, Lead, Nickel, Tin, Tin (Kuala Lumpur market), Tin (New York), Zinc, Zinc (US Prime Western), Cattle, Sheep, Pigs, London daily sugar, London daily sugar (white), Tate and Lyle sugar, Barley, Maize, Wheat, Rubber, Rubber (RSS), Rubber (SRI), Rubber (KL), Coconut oil, Palm oil, Copra, Soyabean, Cotton, Wholops.

POTATOES

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

SOYBEAN MEAL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

FRESH FRUIT

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

GRAINS

Table with columns: Commodity, Close, Previous, High/Low. Rows for Wheat, Barley, Corn, Soybeans.

LONDON BULLION MARKET

Table with columns: Commodity, Close, Previous, High/Low. Rows for Gold, Silver, Platinum, Palladium.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

GAS OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Heating Oil, Diesel Oil.

SOYBEAN MEAL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

GAS OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Heating Oil, Diesel Oil.

SOYBEAN MEAL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

GAS OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Heating Oil, Diesel Oil.

SOYBEAN MEAL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

GAS OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Heating Oil, Diesel Oil.

SOYBEAN MEAL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb.

CRUDE OIL

Table with columns: Commodity, Close, Previous, High/Low. Rows for Brent Blend, W.T.I. (1 pm est), Heating Oil.

INTL. COMPANIES

Hoechst scraps bid for minority shares in Celanese Canada

By Robert Gibbens in Montreal

HOECHST, the West German chemical giant, has withdrawn its bid for the minority shares in Celanese Canada...

COMPANY NEWS IN BRIEF

IMASCO, the Canadian financial services, fast food, tobacco and retailing group...

Fourth-quarter earnings were \$10.5m (US\$87.4m), or 64 cents a share...

After asset charges, the final profit was \$10.5m, or 64 cents a share...

MACMILLAN BLOEDEL, the Canadian forest products group, unveiled record profits...

COASTAL CORPORATION, the US energy group, plans to more than double its number of petrol stations...

However, it pointed out that its lumber products, which service the repair and renovation market...

FOREIGN EXCHANGES

Inflation worries boost dollar

CONCERN ABOUT rising inflation rescued the dollar from a lacklustre start in currency markets yesterday.

The dollar made a few attempts before successfully establishing itself above the DM1.8615 from DM1.8590 on Thursday.

The US unit started the day on a softer note, depressed by a disappointing reaction to President Bush's budget outline for the 1990 fiscal year.

£ IN NEW YORK

Table with columns: Feb. 10, Latest, Previous Close. Rows for various currencies like US Dollar, Swiss Franc, etc.

STERLING INDEX

Table with columns: Feb. 10, Latest, Previous Close. Rows for various indices like FTSE 100, etc.

CURRENCY RATES

Table with columns: Currency, Rate, % Change. Rows for US Dollar, Swiss Franc, etc.

CURRENCY MOVEMENTS

Table with columns: Currency, Rank, Change. Rows for US Dollar, Swiss Franc, etc.

OTHER CURRENCIES

Table with columns: Currency, Rate, % Change. Rows for Japanese Yen, etc.

FORWARD RATES

Table with columns: Term, Rate, % Change. Rows for 1 month, 3 months, etc.

AGAINST STERLING

Table with columns: Currency, Rate, % Change. Rows for US Dollar, etc.

MONEY MARKETS

UK rates firmer

LONGER TERM rates rose slightly in London yesterday after the Bank of England cautioned against any early decision in bank base rates.

The key three-month inter-bank rate edged up to 13.12% per cent from 13.12% per cent, while the one-year rate was higher at 12.12% per cent from 12.12% per cent.

The Bank of England forecast a shortage of around £800m. Factors affecting the market included bills maturing in official hands and a take up of Treasury bills...

CURRENCIES, MONEY AND CAPITAL MARKETS

FTSE 100

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 100

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 100

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 100

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

FTSE 250 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 250, etc.

FTSE 100 INDEX

Table with columns: Index, High, Low, Close, Change. Rows for FTSE 100, etc.

SPONSORED SECURITIES table listing various stocks and their prices.

FT LONDON INTERBANK FIXING table showing interest rates for various currencies.

FT GUIDE TO WORLD CURRENCIES advertisement and table listing exchange rates.

WORLD STOCK MARKETS

NEW YORK (Closing)

Table of New York stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes. Lists include AMR, AMR Corp, AMR Corp, AMR Corp, etc.

February 9

Table of stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes. Lists include Japex Air, Japex Air, Japex Air, etc.

February 9

Table of stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes. Lists include Japex Air, Japex Air, Japex Air, etc.

February 9

Table of stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes. Lists include Japex Air, Japex Air, Japex Air, etc.

February 9

Table of stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes. Lists include Japex Air, Japex Air, Japex Air, etc.

INDICES

NEW YORK

Table of New York indices including Dow Jones, S & P 500, and NYSE Active Stocks. Columns show values for Feb 8, 7, 6, 5, 4, 3, 2, 1, and 0.

INDICES

NEW YORK

Table of New York indices including Dow Jones, S & P 500, and NYSE Active Stocks. Columns show values for Feb 8, 7, 6, 5, 4, 3, 2, 1, and 0.

INDICES

NEW YORK

Table of New York indices including Dow Jones, S & P 500, and NYSE Active Stocks. Columns show values for Feb 8, 7, 6, 5, 4, 3, 2, 1, and 0.

INDICES

NEW YORK

Table of New York indices including Dow Jones, S & P 500, and NYSE Active Stocks. Columns show values for Feb 8, 7, 6, 5, 4, 3, 2, 1, and 0.

INDICES

NEW YORK

Table of New York indices including Dow Jones, S & P 500, and NYSE Active Stocks. Columns show values for Feb 8, 7, 6, 5, 4, 3, 2, 1, and 0.

CANADA

Table of Canadian stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes.

CANADA

Table of Canadian stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes.

CANADA

Table of Canadian stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes.

CANADA

Table of Canadian stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes.

CANADA

Table of Canadian stock market closing prices for February 9, 1989. Includes columns for stock names, prices, and changes.

NEW YORK ACTIVE STOCKS

Table of New York active stocks including stock names, prices, and changes. Lists include Amgen, Amgen, Amgen, etc.

NEW YORK ACTIVE STOCKS

Table of New York active stocks including stock names, prices, and changes. Lists include Amgen, Amgen, Amgen, etc.

NEW YORK ACTIVE STOCKS

Table of New York active stocks including stock names, prices, and changes. Lists include Amgen, Amgen, Amgen, etc.

NEW YORK ACTIVE STOCKS

Table of New York active stocks including stock names, prices, and changes. Lists include Amgen, Amgen, Amgen, etc.

NEW YORK ACTIVE STOCKS

Table of New York active stocks including stock names, prices, and changes. Lists include Amgen, Amgen, Amgen, etc.

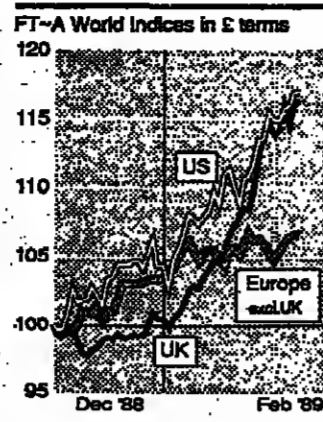
Handwritten signature or mark at the bottom center of the page.

WORLD STOCK MARKETS

Europe's new year sheen fades as dollar muddies short-term outlook

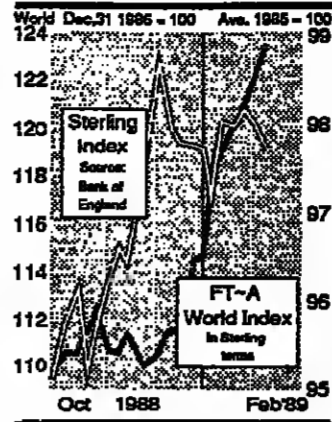
THE NEW year is a mere six weeks old, but harsh experience has already robbed continental Europe's equity markets of the innocent enthusiasm with which they greeted 1988.

rose by an average of 6.8 per cent in January - compared with a figure of 3.7 per cent for the previous six years by Warburg's calculations. Picking the stocks and markets most likely to outperform for the rest of 1989 could be more important than ever, especially for those who missed that global January rally.



is less worry about interest rate rises than in many other markets. Last year's corporate tax cuts, potential earnings growth and relative cheapness make it attractive, say supporters, although some are wary about the Wall Street link.

affecting currency markets and interest rates should have abated," says Mr Paul Wierzel of Swiss Bank Corporation Stockbroking. "The market in Germany will be looking to tax cuts in 1990 and a resumption of growth."



registered shares to foreigners last November - still hangs over a market which some strategists find "baffling". But Warburg is enthusiastic: "It is surely time now to look into good longer term value. Switzerland was cheap before the Nestlé saga: it is cheaper now."

500 is unhappy about "wage settlements of 8 per cent, inflation running at 6 per cent, corporate earnings growth falling, and new rules for investments in foreign securities". Spain is "extremely interest rate-sensitive" and could drift in the short term, but looks good in the longer term provided investments are selective.

AMERICA

Interest rate rise triggers Dow fall

A SHARP increase in long-term interest rates yesterday sent stock prices heading downwards, although bargain-hunters soon came in and helped arrest the slide, writes James Buchanan in New York.

morning, which showed a 1 per cent rise in producer prices in January. This increase was more than twice as high as most economists expected and implied an annual inflation rate of 12.7 per cent, which would more than wipe out any Treasury bond income. The report, launched into a market demoralised by an unsuccessful auction of new bonds on Wednesday and Thursday, sent bond prices dropping almost a point in early trading.

Federal Funds, the overnight rate at which banks lend to one another, was trading at 9 per cent, up only 1/4 of a percentage point on the opening. In contrast to bonds, the expectation of yet higher interest rates put new life in the dollar. The currency came under intense pressure after President George Bush's budget speech, because the market has been sceptical about the new Administration's ability or willingness to cut the budget deficit. But by early afternoon, the dollar was up nearly 2 yen and 3.5 pence at Y128.85 and DM187.5.

85% on speculation of a possible restructuring and unconfirmed rumours that Sir James Goldsmith, the Anglo-French investor, was accumulating a stake. Per Am, which has also been the subject of speculative interest, rose another 3/4 to \$4. while Texas Air, which reported heavy losses on Thursday, fell 3/4 to \$13. Navistar, which was also heavily traded, was down 3/4 to \$6.74.

ASIA PACIFIC

Late rebound reverses steady slide

CAUTION prevailed for most of the session yesterday and shares edged lower until a late rebound took the Nikkei average to another record close, writes Michiko Nakamoto in Tokyo.

The weaker tone during the day was attributed largely to concern about the political impact of the Recruit Cosmos share sale scandal on the ruling Liberal Democratic Party (LDP). There is a possibility that the LDP could find itself under increasing pressure to dissolve the Lower House of the Diet (Parliament) should it lose in the forthcoming Upper House by-election in Fukuoka, scheduled for Sunday.

that investment trusts were buying the issue to shore up their profits. Nishimatsu was the second most active stock with 53.2m shares, rising ¥130 to ¥1,510, while Sato Kogyo was third with 49.6m shares, gaining ¥200 to ¥2,350. Interest has focused on construction companies that are strong on civil engineering since plans to build three bullet train lines and new highways were announced.

pared with HK\$2.69bn on Thursday. HongKong Bank topped the active list, ending unchanged at HK\$7.50. Hang Seng Bank rose HK\$1.25 to HK\$4. AUSTRALIA closed lower in quiet trading. The All Ordinaries index fell 4.6 to 1,509.0. Turnover, in spite of solid options-related trading, was low at A\$119.27m.

EUROPE

US news produces jittery trading

PRESIDENT George Bush's budget speech, coupled with high US producer prices for January, caused some jitters in Europe yesterday but there was no clear trend to trading, writes Chris Matthews in Frankfurt.

profit had risen to more than DM50m from DM41.5m in 1987. PARIS had a volatile and active session, tracking the dollar and developments on Wall Street. A midday recovery was knocked by the US producer price figures, but shares then regained some ground in line with Wall Street.

Unilever rose 30 cents to F1 131.30, the day's high, after its \$1.5bn acquisition of Fabergé and Elizabeth Arden. STOCKHOLM had a quiet day following a frenzied spell on Thursday evening after the market had shut, caused by speculation that three state pension funds would be allowed to invest in equities.

Suisse was up 2.5 at 543.9. Chemical issues were strong, with Ciba Geigy registered shares adding SFR100 to SFR2,467. MILAN recovered slightly near the close but not enough to offset earlier losses. Investors showed little buying interest before next week's options expiry day and the end of the monthly account. The Comit index close 0.89 down at 579.08.

FT-ACTUARIES WORLD INDICES

Jointly compiled by The Financial Times Limited, Goldman, Sachs & Co., and County NatWest/Wood Mackenzie in conjunction with the Institute of Actuaries and the Faculty of Actuaries

Table with columns: NATIONAL AND REGIONAL MARKETS, THURSDAY FEBRUARY 9 1989, WEDNESDAY FEBRUARY 8 1989, DOLLAR INDEX. Rows include Australia, Belgium, Canada, Denmark, France, West Germany, Hong Kong, Ireland, Italy, Japan, Malaysia, Mexico, Netherlands, New Zealand, Norway, Singapore, South Africa, Spain, Sweden, Switzerland, United Kingdom, USA, Europe, North America, Pacific Basin, Euro-Pacific, World Ex. UK, World Ex. Japan, World Ex. USA, World Ex. Japan.

Base values: Dec 31, 1986 = 100; Finland: Dec 31, 1987 = 115.057 (US \$ Index), 90.791 (Pound Sterling) and 94.94 (Local); Nordic: Dec 30, 1988 = 139.62 (US \$ Index), 114.42 (Pound Sterling) and 123.18 (Local). Copyright: The Financial Times Limited, Goldman, Sachs & Co., and County NatWest Securities Limited, 1987. CONSTITUENT CHANGES: RJR Nabisco (US) was deleted on Feb. 9. Latest prices were unavailable for this edition.

MONEY TO INVEST? READ THIS NOW! SOUND JUDGEMENT DETERMINES SUCCESS. EXPERT ADVICE FREE FOR 4 WEEKS. WHEN IS THE BEST TIME TO INVEST IN THE STOCKMARKET? YOU ARE IN CONTROL. A NEW WORLD OF INTEREST. Includes a line graph showing stock market performance from 1975 to 1988 and a coupon form for requesting a free 4-week trial of IC Stockmarket Letter.

LONDON STOCK EXCHANGE Dealings

Details of business done show below have been taken with consent from last Thursday's Stock Exchange Official List and should not be reproduced without permission.

Details relate to those securities not included in the FT Share Information Services. Unless otherwise indicated prices are in pence. The prices are those at which the business was done in the 24 hours up to 5 pm on Thursday and settled through the Stock Exchange's Talliesman system.

For those securities in which no business was recorded in Thursday's Official List the latest recorded business in the four previous days is given with the relevant date. Rule 535(2) and Third Market statistics are not regulated by the International Stock Exchange of the United Kingdom and the Republic of Ireland Ltd.

‡ Bargains at special prices. † Bargains done the previous day.

Corporation and County Stocks

Great Eastern Counties PLC 2008 - 2100
Great Eastern Counties PLC 2008 - 2100
Great Eastern Counties PLC 2008 - 2100

UK Public Bodies

London Underground PLC 1987 - 2100
London Underground PLC 1987 - 2100
London Underground PLC 1987 - 2100

Foreign Stocks, Bonds, etc

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Breweries and Distilleries

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Registered Housing Associations

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Commercial, Industrial, etc

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Corporation Stocks - Foreign

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Shipping

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Water Works

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Mines - Miscellaneous

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Mines - South African

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Oil

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

USM Appendix

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

The Third Market Appendix

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Rule 535(2)

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Plantations

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Shipping

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Water Works

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Mines - Miscellaneous

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Mines - South African

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Oil

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Insurance

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Property

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100

Mines - South African

London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100
London Stock Exchange PLC 1987 - 2100



LONDON STOCK EXCHANGE

Interest rate nerves upset equities

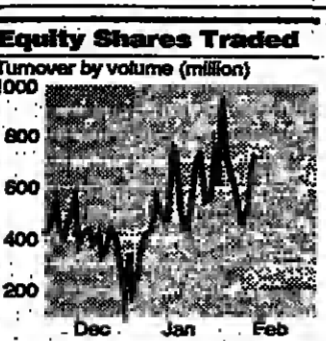
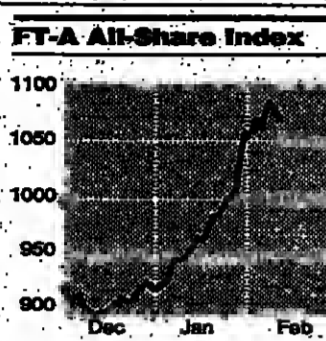
INTEREST RATE optimism in the UK equity market was shaken yesterday by developments on both the international and domestic fronts...

The Footsie lost 18.8 over the week but still shows a net rise of 56.3 points over the two week Account...

currency volatility was regarded as potentially more unsettling. The UK authorities are not going to cut base rates if the pound is still vulnerable...

Dalgety searches for names

Dalgety was the centre of speculation in the Food sector after serving a number of Rule 212 notices amid widespread speculation that a major stake had been taken in the company...



Abbey Life is also one of the prime buy recommendations of Paul Kelly at Citicorp. Mr Kelly said Abbey fits Citicorp's criteria of recommending companies which have control over their distribution networks...

that the issue alone may not prompt a serious re-rating or even correct the share price underperformance of the past year. For this to occur, said analyst, Mr Charles Fildes, the market will require either a bullish story as regards eps growth prospects or a fuller conviction that the strategy of focusing upon support services is a valid one.

Good BET

City financing specialists yesterday concurred with the market's immediately favourable reception to Thursday's proposal by BET to issue \$500m of variable rate preference in the US. Several issued buy recommendations for BET shares...

Pleasant aroma

Market analysts took a highly favourable view of the \$1.55bn acquisition of Faberge by Unilever, returning from the meeting with executives of the consumer conglomerate with praise for the group's strategy...

Investors appeared to lean towards Mr Page's view, for, despite the general weakness in equities, BET shares held steady at 267p.

Standard Chartered shares powered ahead during late trading, eventually closing a net 13 firmer at 563p on turnover of 1.8m...

Next staged a late rally to close 6 1/2 higher at 150p, over a 6.6m share net. Next has been a poor market all week on rumours of overstocking problems, but Mr John Williams, analyst at Citicorp Scrimgeour...

Vickers, has spoken to the company and found the talk to be unsubstantiated. Retail stocks are down on last year. Next Directory stocks are unattractive, and Grattan stocks are also less than last year...

Alphameric shares plummeted to 100p before closing a net 43 off at 162p after the company warned that it is likely to do "no more than break even for the current year."

Bank Organisation shares maintained their upward momentum, surging 34 higher to 386p, following reports that Xerox, its US partner whose shares are unusually strong on Wall Street, was attracting predatory attention...

FINANCIAL TIMES STOCK INDICES

Table with columns for indices (Government Secs, Fixed Interest, Ordinary, Gold Mines, S.E. Activity) and values for Feb 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, and Year.

TRADING VOLUME IN MAJOR STOCKS

Table showing trading volume for various stocks including British Petroleum, Shell, and others.

NEW HIGHS AND LOWS FOR 1988/89

Table listing new highs and lows for various sectors like Airlines, Chemicals, and Electronics.

RISES AND FALLS

Table showing rises and falls in share prices for various sectors.

LEADERS AND LAGGARDS

Table listing percentage changes for leading and lagging stocks.

BENCHMARK GOVERNMENT BONDS

Table showing benchmark government bond yields for various maturities.

COMMODITIES

WEEK IN THE MARKETS

Zinc surges above \$2,000 a tonne

ZINC TRADED above \$2,000 a tonne for the first time ever on the London Metal Exchange yesterday as dealers braced themselves for further reductions in stocks...

News of the 90,000 tonnes stocks rise, which compared with the 50,000 tonnes rise predicted by most analysts, pushed prices down early on. By the close, however, the cash quotation was only \$5 down on the day at \$2,180 a tonne...

London broker E.D. & F. Man, for one, was already convinced that was the case. In its World Coffee Situation report, published at the end of January, it said: "As we have implied earlier, we expect that there will be two (quota) cuts during January/March, when the 15-day indicator reaches 120 cents per lb ex dock..."

Man also contributed to the bearish tone of the market with its estimate of coming (1989/90) Brazilian crop. While some recent trade estimates have put this as low as 16m bags (of 60 kg), because of dry weather in major growing areas, Man believes 94m bags is still possible.

APPOINTMENTS

Royal Bank of Scotland top posts: From March 1 THE ROYAL BANK OF SCOTLAND has made the following appointments. Mr Lewis McGill, executive director, international, becomes executive director, UK banking...

ITN chairman

Mr David Nicholas has been appointed chairman and chief executive of INDEPENDENT TELEVISION NEWS. He joined ITN in 1980, and has been editor and chief executive since 1977. This is the first time in the company's 34-year history that a chairman has been appointed from the staff...

CO-ORDINATED LAND & ESTATES has appointed as non-executive directors Mr Hugh Lamb, chairman of P-E International, and Mr Terence Robey, recently retired senior partner of Nabarro Nathanson.

Mr Miles Collinge, formerly director of development of the English Tourist Board, has been appointed chief executive of the BRISTOL DEVELOPMENT CORPORATION from May 1.

FT UNIT TRUST INFORMATION SERVICE

Current Unit Trust Prices are available on FT Cityline. To obtain your free Unit Trust Code Booklet ring the FT Cityline help desk on 01-825-2128

AUTHORISED UNIT TRUSTS

Main table containing unit trust information with columns for Unit Name, Unit Type, and Price. Includes sub-sections like 'Bryce Unit Trusts Ltd (12000F)', 'Sovereign Unit Trusts Ltd (12000F)', and 'M&S Unit Trusts Ltd (12000F)'. Each entry lists the unit name, its type, and the current price.

GUIDE TO UNIT TRUST PRICING. This section provides detailed instructions on how to interpret the unit trust prices, including information on bid and offer prices, and how to calculate the net asset value (NAV) of a unit.

FT UNIT TRUST INFORMATION SERVICE

Current Unit Trust Prices are available on FT Cityline. To obtain your free Unit Trust Code Booklet ring the FT Cityline help desk on 01-925-2129

Main table of unit trust information with columns for Unit Name, Price, Yield, and other financial metrics. Includes sections for 'OTHER UK UNIT TRUSTS' and various insurance-related trusts.

INSURANCES

Table listing various insurance policies and their associated unit trusts, including details on coverages and costs.

Continuation of the main unit trust table, providing detailed pricing and performance data for a wide range of investment vehicles.

Continued on next page

Current Unit Trust Prices are available on FT Cityline. To obtain your free Unit Trust Code Booklet ring the FT Cityline help desk on 01-925-2128

FT UNIT TRUST INFORMATION SERVICE

Main table containing unit trust information with columns for Name, Price, Yield, and other financial metrics. Includes sub-sections for 'MANAGEMENT SERVICES', 'OFFSHORE AND OVERSEAS', and 'GUERNSEY AUTHORIZED'.

MANAGEMENT SERVICES

OFFSHORE AND OVERSEAS

GUERNSEY AUTHORIZED

LUXEMBOURG AUTH'D

BERMUDA AUTHORIZED

OFFSHORE INSURANCES

OTHER OFFSHORE FUNDS

Handwritten signature 'J. J. J. J.' at the bottom center of the page.

FT UNIT TRUST INFORMATION SERVICE

Table listing various unit trusts with columns for Name, Price, Dividend, and Yield. Includes sections for UK, International, and other categories.

LONDON SHARE SERVICE

Table listing British Funds, Foreign Bonds & Rails, and American stocks. Includes sub-sections for 'Starts' (lives up to five years), 'Five to Fifteen Years', and 'Over Fifteen Years'.

Table listing Money Market Trust Funds and Money Market Bank Accounts. Includes details on various financial products and their performance.

LONDON SHARE SERVICE

Latest Share Prices are available on FT Cityline. To obtain your free Share Code Booklet ring the FT Cityline help desk on 01-525-2128

Main table containing various stock market listings categorized by sectors: AMERICANS-Contd, CANADIANS, BUILDING, TIMBER, ROADS, ELECTRICALS, ENGINEERING-Contd, INDUSTRIALS (Miscel.)-Contd, BANKS, HP & LEASING, CHEMICALS, PLASTICS, FOOD, GROCERIES, ETC, BEERS, WINES & SPIRITS, DRAPERY AND STORES, HOTELS AND CATERERS, BUILDING, TIMBER, ROADS, ENGINEERING, and LEISURE. Each entry includes company name, price, and other financial metrics.

Handwritten signature or mark at the bottom center of the page.

LONDON SHARE SERVICE

Latest Share Prices are available on FT Cityline. To obtain your free Share Code Booklet ring the FT Cityline help desk on 01-825-2128

LEISURE - Contd

Table of share prices for Leisure sector including companies like Leisure Group, Leisure World, etc.

PROPERTY

Table of share prices for Property sector including companies like Property Group, etc.

TEXTILES - Contd

Table of share prices for Textiles sector including companies like Textiles Group, etc.

TRUSTS, FINANCE, LAND - Contd

Table of share prices for Trusts, Finance, and Land sectors including companies like Finance Group, etc.

OIL AND GAS - Contd

Table of share prices for Oil and Gas sector including companies like Oil & Gas, etc.

MINES - Contd

Table of share prices for Mines sector including companies like Mines Group, etc.

MOTORS, AIRCRAFT TRADES

Table of share prices for Motors and Aircraft Trades sectors including companies like Motors, etc.

TOBACCO

Table of share prices for Tobacco sector including companies like Tobacco, etc.

TRUSTS, FINANCE, LAND

Table of share prices for Trusts, Finance, and Land sectors including companies like Finance, etc.

OVERSEAS TRADERS

Table of share prices for Overseas Traders sector including companies like Overseas, etc.

PLANTATIONS

Table of share prices for Plantations sector including companies like Plantations, etc.

THIRD MARKET

Table of share prices for Third Market sector including companies like Third Market, etc.

NEWSPAPERS, PUBLISHERS

Table of share prices for Newspapers and Publishers sector including companies like Newspapers, etc.

Investment Trusts

Table of share prices for Investment Trusts sector including companies like Investment, etc.

Finance, Land, etc

Table of share prices for Finance, Land, etc sector including companies like Finance, etc.

TEAS

Table of share prices for Teas sector including companies like Teas, etc.

MINES

Table of share prices for Mines sector including companies like Mines, etc.

PAPER, PRINTING, ADVERTISING

Table of share prices for Paper, Printing, and Advertising sectors including companies like Paper, etc.

SHIPPING

Table of share prices for Shipping sector including companies like Shipping, etc.

OIL AND GAS

Table of share prices for Oil and Gas sector including companies like Oil & Gas, etc.

FINANCE

Table of share prices for Finance sector including companies like Finance, etc.

REGIONAL & IRISH STOCKS

Table of share prices for Regional and Irish Stocks sectors including companies like Regional, etc.

SHOES AND LEATHER

Table of share prices for Shoes and Leather sector including companies like Shoes, etc.

SOUTH AFRICANS

Table of share prices for South Africans sector including companies like South Africans, etc.

Australians

Table of share prices for Australians sector including companies like Australians, etc.

TRADITIONAL OPTIONS

Table of share prices for Traditional Options sector including companies like Traditional, etc.

TEXTILES

Table of share prices for Textiles sector including companies like Textiles, etc.

PROPERTY

Table of share prices for Property sector including companies like Property, etc.

TRUSTS, FINANCE, LAND

Table of share prices for Trusts, Finance, and Land sectors including companies like Finance, etc.

OIL AND GAS

Table of share prices for Oil and Gas sector including companies like Oil & Gas, etc.

MINES

Table of share prices for Mines sector including companies like Mines, etc.

This service is available to every Company... Exchanges throughout the United Kingdom for a fee of 5000 per annum for each security.



FINANCIAL TIMES

Weekend February 11/February 12 1989



Tokyo changing rules on company flotations

By Stefan Wagstyl in Tokyo

THE TOKYO stock exchange is to make important changes to its rules on company flotation in an attempt to stamp out abuses in the wake of the Recruit Cosmos scandal.

Democrats deliver warning on budget

By Peter Riddell, US Editor, in Washington

LEADERS of the Democratic majority in the US Congress yesterday warned that they regarded President George Bush's budget proposals as a starting point for negotiations and would seek changes in several detailed proposals.

British Steel to cut 936 jobs in S Wales

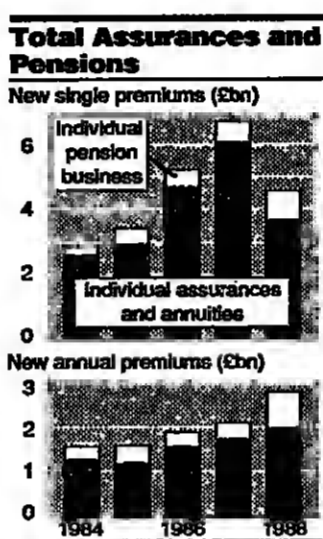
By Nick Garnett

BRITISH STEEL is to close its tinplate works at Velindre near Swansea - its final move to rationalise production since its privatisation last December.

Life groups sell 1m personal pensions

By Eric Short, Pensions Correspondent

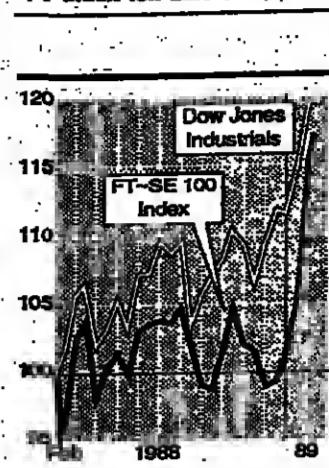
MORE THAN 1m of the new style personal pensions were sold by life assurance companies in the six months after their introduction in July.



Second thoughts on Mr Bush

The market's honeymoon with President Bush is over, and the end was swift and messy. As recently as last Wednesday, Wall Street still firmly believed that a man who could enter the presidential office with such smooth confidence could do something about the deficit too.

FT index fell 22.0 to 1,680.9



Magnet's non-executives are being furnished with an auditor's report, a current year profits forecast and an updated asset valuation. They are at present disposed to accept that as enough, on the grounds that the socio-economic outlook on housing and consumer spending means that further projections given by the executive directors to their prospective backers do not qualify as fact. There is room for sympathy with that position, but it looks hard to square with the Takeover Code, which says that all relevant information should be withheld from shareholders of a company being bid for, and that any information given to a friendly bidder must be available to a hostile bidder as well.

The non-executives are also quite properly conscious of other issues, such as the likelihood that the buy-out team will walk out if the company fails to another bidder. But it is one thing to say that a hostile bid for a people business may be counter-productive; it is quite another to say that its shareholders are therefore at the mercy of its management.

Market-makers

When the Stock Exchange's new rules for market-makers come into effect next Monday morning, the chief point of interest will not be the prices quoted on sea screens, but the sizes. Having made their point, the old renegades BZW and Phillips & Drew intend to go back up in size, though not to previous levels; the betting is that the others, no longer able to unwind positions by falling back on each other, will go down in size to meet them.

The less explicit reason for keeping sizes down is that non-integrated broker-dealers - marked code for James Capel - can still force market-makers to deal. The real bone of contention, though, would be any sign of the rumoured cartel among market-makers willing to deal with each other in small sizes on a guaranteed basis. BZW and P&D, both of whom claim to have held aloof from any such agreement, nevertheless concede that a healthy market depends on sensible commercial relationships developing between market-makers. What they mean by that is a return to the old jobbers' convention of helping friends out on a voluntary basis. Between an old-style club of this kind and a new-style cartel, it is hard to know which is less acceptable.

the current year, and it is plainly implied that the trading margin of 12 per cent in Fabergé's latest figures can be moved back up to the industry norm of towards 15 per cent for Fabergé proper, and nearer 20 per cent for Elizabeth Arden.

It is also clear that the deal offers cost savings similar to those afforded by Chesbrough Foods. In distribution terms, the axe seems bound to fall more heavily on the Fabergé business, which fits in with the existing toiletries network.

Magnet

The proposed management buy-out of Magnet looks like becoming a test case for the development of the buy-out culture in the UK. At least, it is the information which will be available to shareholders, and to the non-executive directors whose job it is to champion them. There is no suggestion that Magnet is proposing anything especially outrageous; indeed, it is precisely its normality as a company, compared to previous one-offs like Virgin, which gives the case its prominence.

Unilever

Now that the details of Unilever's Fabergé purchase are more or less clear, the 10p jump in its shares - despite yesterday's dismal market - is wholly intelligible. Unilever is not only paying less than expected, it is also buying more profits. There is a promise of no earnings dilution in

Table titled 'CHIEF PRICE CHANGES YESTERDAY' showing price movements for various commodities and financial instruments. It includes categories like Frankfurt (Dm), New York (\$), London (Pence), and various metals and oils.

Table titled 'WORLDWIDE WEATHER' showing weather conditions across various global locations. It includes columns for location, wind, rain, sun, and temperature.

Unilever

Continued from Page 1. from 7.5 to 9.5 per cent, rivaling the position held by L'Oréal, the French group which has traditionally been the world market leader.

Dollar see-saws

Continued from Page 1. combined with Thursday's Bank of England warnings against an early decline in UK interest rates to push London share prices lower.

Food anxiety

Continued from Page 1. against eating under-cooked poultry or meat products as well as making sure refrigerators worked properly.

1992. We saw it coming years ago.

Large advertisement for CIGNA featuring a graphic of a globe and a flag, with text promoting investment opportunities and financial services. The text includes 'In 1992 Europe will be open for business...' and 'The global strength of CIGNA Corporation...'.

Advertisement for Bangkok 31°C 90°F Sunny, featuring the FlyThai logo and contact number 01-499 9113.

Handwritten signature 'J.P. ...' at the bottom of the page.

Weekend FT

Weekend February 11/February 12, 1989

SECTION II

THIS YEAR'S mild winter in Europe could be said to echo the warming relationship between East and West. Gone, it seems, are the days of instinctive distrust between Nato and the Warsaw Pact. Dozens of agreements by which the Russians and the Americans removed their intermediate-range nuclear missiles from Europe has been a significant milestone on the road to nuclear disarmament. Pugwash, a discreet - indeed mysterious - organisation, which now is seeking a more assertive role, may claim some credit for the new mood.

Pugwash is a fraternity of scientists dedicated to nuclear disarmament and to making the world a better place in which to live. It is not a structured organisation with membership and a regular budget. Its conferences and seminars are not attended by delegates in the strict sense of the word, although a rule operates to restrict the number of representatives from each country. Its deliberations, now as at the start, are shielded from publicity. The sense of purpose that animates its participants often cuts across national identities and narrow national interests.

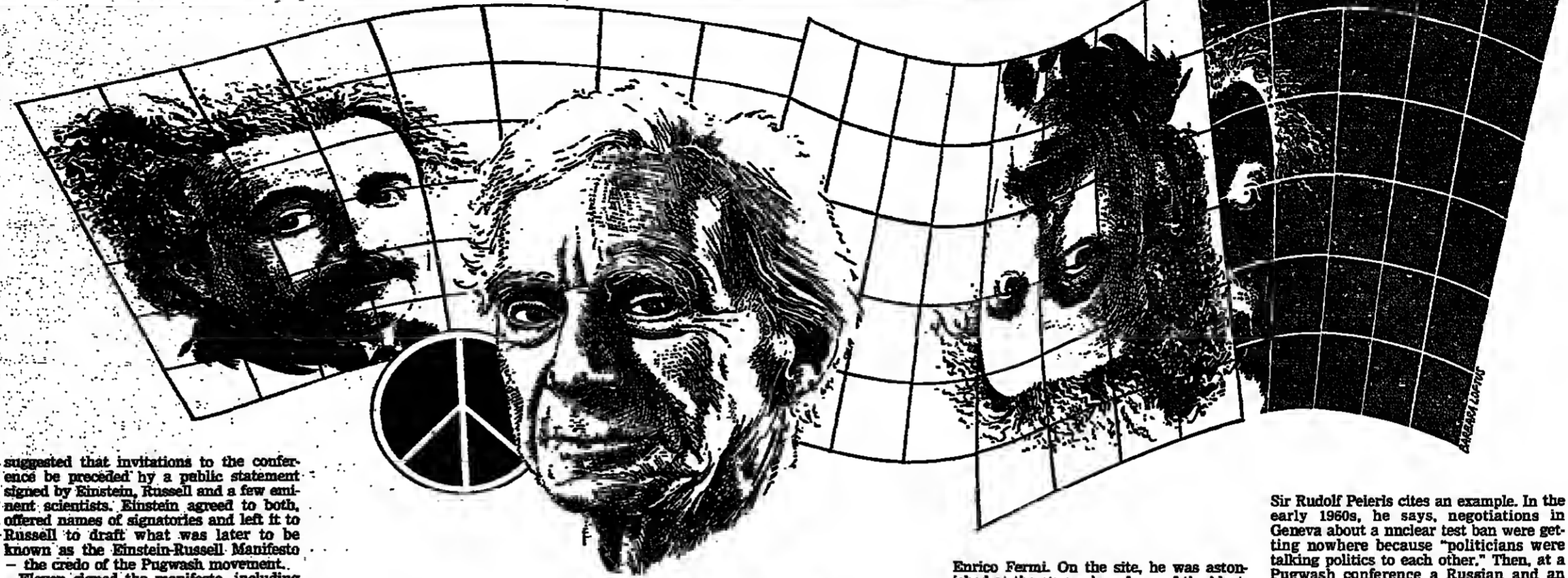
Scientists drawn to the movement tend to be liberal-minded and often left of centre politically. Almost invariably they are at the top of their profession: Pugwash's ranks are full of illustrious names and Nobel Prize-winners from the West, the East, the Far East and the Third World. That quality, coupled with discretion, has enabled Pugwash, working quietly and patiently behind the scenes over a long period, to contribute to such major milestones in nuclear weapons limitation and disarmament agreements as the Strategic Arms Limitation Treaty (SALT) between the US and the Soviet Union in 1972. So, at least, Pugwash claims.

Pugwash has come a long way in the past three decades. World leaders respect it. From a small group of idealistic scientists, the movement has grown considerably. More than 200 people are expected at its 39th conference in Cambridge, Massachusetts, this July. There, eight work groups will address themselves to problems of verifying arms reductions and European security. Over proposals for solving these have been formulated, Pugwash will make them public.

It could be said that the seeds of Pugwash germinated in the radio-active ashes of Hiroshima and Nagasaki after the first atomic bombs fell on them. Ten years later, the deadlier hydrogen bomb entered the arsenals of the two super-powers. It was then that the spectre of total destruction of civilisation began to haunt the imagination of one singularly imaginative and profound philosopher, Bertrand Russell.

Russell believed scientists had a moral responsibility for their discoveries - and how these were used. On Christmas Day 1954, he gave a talk on the BBC, called "Man's Peril" in which he outlined the danger to humanity arising from the development of nuclear weapons. He argued that scientists, especially those who had been involved in developing the atomic bomb, should take a stand against further use of it. In this vein he wrote to Albert Einstein, the most celebrated scientist of his day. Einstein himself was never involved directly with the atomic bomb, but in September 1939 he had written to President Franklin D. Roosevelt advising the development of a super bomb based on nuclear fission and warning that the Germans might acquire a lead in that area.

Russell proposed to Einstein that a conference of scientists be convened to discuss nuclear disarmament. He also



AGAINST THE BOMB

What is Pugwash? And how has it helped halt the nuclear threat. *Elon Salmon reports*

In November 1939 at Liverpool University, where he was lecturing on nuclear physics, Rothblat approached Prof. James Chadwick, who later headed the British team in the Manhattan Project which developed the atom bomb, with a feasibility outline for developing such a weapon.

By March 1944, though, he was troubled by doubts. There soon followed a rude awakening. During one of his regular visits to Los Alamos, General Leslie Groves, the American in charge of the project, intimated that the bomb was in fact aimed not at the Germans but, potentially, at the Russians. Rothblat left Los Alamos. His "desertion" turned him effectively into a "security risk". The penalty was silence: he was barred from discussing the project with anyone.

To some degree, Rothblat was helped towards his fateful decision by talks he had with Danish physicist Niels Bohr, who had escaped from Nazi-occupied Denmark and joined the Manhattan programme. They used to listen to the BBC together in Rothblat's room. Bohr favoured the super-power arms race. He was passionately against secrecy in science, believing that information should be shared. With no secrecy, he thought, there would be no point to an arms race. Thus, Bohr believed

the US should let the Russians know about the bomb; they were, after all, still allies and they could develop the weapon on their own. Hiroshima and Nagasaki had a profound effect on Rothblat's life and career. He gave up nuclear physics and devoted himself to medical research, which occupies him to this day.

The German-born physicist Sir Rudolf Peierls, now living in Oxford where he still teaches, was also in Los Alamos. He has been involved with Pugwash since 1960, when he joined. Fortunately, he was not in Germany when the war started. In 1940, together with another eminent nuclear physicist, Otto Frisch, he realised the feasibility of an atomic bomb and informed the British government. Both he and Frisch were soon enlisted with the Manhattan Project.

Like so many of his colleagues, he was motivated by fear that the Nazis would get the bomb first. Later he, too, realised that the Germans were far behind.

Prof. Bernard Feld's office at the Massachusetts Institute of Technology is crowded with books and Pugwash memorabilia: his appearance is demonstratively casual and a bicycle stands at one corner. As soon as the Manhattan Project got off the ground, Feld found himself in Los Alamos as a young assistant to physicist

Enrico Fermi. On the site, he was astonished at the stupendous force of the blast. Then, disillusionment set in as he, too, realised the political moves behind the project. The bombing of Nagasaki, he claims, was a military public relations exercise designed to demonstrate that plutonium worked as a substance of fission and that the research costs were justified.

Feld accepts that scientists bear responsibility for their discoveries. He keeps stressing this to his students. Since his involvement with the Manhattan Project he has refused to get involved in weapons research, a field which can offer almost irresistible temptations for many scientists. Like Niels Bohr, he is totally against secrecy in science. But he is also resolutely against the curbing of scientific research, no matter what terrible discoveries it may produce.

This view, shared for a variety of reasons by most scientists (not least by those who are members of Pugwash) is upheld with compellingly quiet wisdom by Dorothy Hodgkin, herself an eminent chemist, winner of the Nobel Prize in 1944 and Pugwash's recently-retired president. "I think you have to pursue research," she says. "You just have to grow wise enough not to misuse it."

She joined Pugwash in 1962. Often, she says, the main body of the conference left her cold but the working parties invariably were useful and rewarding. On such occasions, Hodgkin got to know a number of eminent Russian scientists like Igor Tamm and Lev Artsemovitch, with whose work she was familiar, and Russian-born physicist George Kistiakowski, who had been President Eisenhower's scientific adviser. She found their company congenial; she grew to admire the intellectual gifts and integrity of several of them. Hodgkin is not sure that Pugwash contributed directly to nuclear test ban agreements or to weapons limitations treaties. But she has no doubt that Pugwash created an atmosphere of trust that might have reached political levels, in whatever small a measure.

In Pugwash meetings, scientists have been able to talk to each other, exchange ideas, and, most importantly, pass on messages to their respective governments in a way that carries the authority of expertise.

Sir Rudolf Peierls cites an example. In the early 1950s, he says, negotiations in Geneva about a nuclear test ban were getting nowhere because "politicians were talking politics to each other." Then, at a Pugwash conference a Russian and an American wrote a paper proposing the deployment of sealed seismic recorders, rather like black boxes in aircraft. These would be placed in each country in agreed places and returned eventually to the country of origin for inspection. This would have enabled the two super-powers to monitor any atomic detonation by the other side.

"The idea was not accepted at the time," Peierls says. "But the fact it was discussed meant that you needed to bring technical experts - scientists - into the negotiations, who could immediately understand each other. That completely changed the atmosphere and, I believe, led to the partial test ban treaty."

Bernard Feld cites another example: "During the Cuba missile crisis in 1962, President Kennedy came under pressure to act militarily. But a group of American scientists urged negotiations. Through British colleagues in Pugwash, a message was conveyed to the Russians offering to withdraw American missiles near the Turkish-Soviet border if the Russians removed their missiles from Cuba. Nothing was said about this at the time. However, shortly after the Soviets pulled back from Cuba, the US removed its missiles from the sensitive spots in Turkey." Feld also claims that President Anwar Sadat's historic journey to Jerusalem in 1977 was facilitated by earlier contacts and exchanges between Israeli and Egyptian Pugwash scientists.

Arguably, Pugwash's mode of operation is more effective in an international political climate of secrecy and distrust. But if we are witnessing a dawn of new unity and co-operation between East and West, and if war as a means of settling disputes between nations is becoming obsolete, as some optimists believe, has Pugwash still any reason to exist? Are not other organisations that work for a better world, and do so more aggressively than Pugwash, suited better to tackle science-related problems such as pollution?

The early Pugwash members are, and Continued on Page XXVI

The Long View

A gilt-edged vacuum waits to be filled

SO BRITAIN has bounced back onto the global investment map with a vengeance. After lagging badly last year, when it underperformed the World Index by 16 per cent, the UK equity market leapt to the top of the international performance league table in January and has not done so far in February, either.

It's nice to be popular again. But you have to ask whether a global market led by the UK, struggling with its balance of payments problem, is really healthier than one led by the Japanese market, backed by the world's strongest economy. For all Tokyo's ability to hit new all-time highs, the fact is that it has trailed most other major markets so far in 1989. One element behind the London rally is that global investors have had to search a lot harder for value.

Domestically, as London's equity market-makers struggle to get their books the right way round, the problem of volatility has re-emerged. January can be a dangerous month to stay out of the market: The famous example, of course, was that of January 1975 when the All-Share Index went from 96.89 to 102.13. Cash flows tend to be strong in the early part of the year but supply of stock is weak: in the past three years, only 10 per cent of annual issues have been launched in the first quarter. Certainly this year's rally has flourished in the absence of a new issue response. But this week there

were signs that finance directors were taking note. They have plenty of scope. This ought to be the year when no pet project need go unfunded. Although the underlying annual institutional cash flows of £20bn or so are not that buoyant - being held back by pension fund contribution holidays - they should have much more impact on the capital markets in 1989.

One reason is that fund managers will not be banking £4bn - as they will probably be shown to have done last year when the figures came out but will actually be running £1.5bn. The liquidity, which could have ended 1988 at over 5 per cent for life and pension funds. The other, more extraordinary, factor is that the Bank of England's gilt-edged buying programme is now starting to have a major impact.

Net re-purchases of Government stocks dated five years and over were already up to £1.5bn by the final quarter of 1988, and could be nearing £2bn a quarter by the end of this year. Not all of this will come from the UK investment institutions, but they could easily divest £3bn during 1989.

If you add all this up, the institutions could see the need to invest more like £25bn in long-term assets during 1989 than the £16bn or so that they committed in 1988. It does not by any means all have to go into UK equities. But as a first stage, within the past few



Heavy re-purchases of gilt-edged are starting to pose unfamiliar questions for the London markets. But the initial impact has been highly positive.

weeks the UK equity market has been pushed back up more or less into line with overseas markets. Within limits, the Treasury will be satisfied at this year's revival of sentiment. But if the rally continues and turns into a bull market, there will be increasing concern that the

consumer confidence undermined deliberately by the pricking of the house price bubble could be restored prematurely again. Already, there are signs - in the upward revision of the December retail spending figure, for instance, and in the jump in January new car registrations - that the economy might not be cooling off as fast as the authorities would like.

Ideally, the way around the institutional problem would be a surge of domestic issues, notably corporate bond issues which would replace gilt (and, incidentally, serve to fund corporate bank borrowings, with a highly welcome impact on the monetary growth figures that have also been rather more buoyant than the Chancellor would have chosen). Alternatively, enterprising investment banks could promote "synthetic" gilt constructed out of a combination of US Treasury bonds (of which there is certainly no shortage) and currency swaps.

Another possibility is that foreign governments could launch sterling issues as high quality gilt-edged substitutes. But this would be flirting with danger. Only institutions in countries with solid balance of payments surpluses can act safely as global financiers. This is what the Japanese life companies are doing, and bankers have found recently that selling sterling Eurobonds to Japanese investors can be a useful way of financing the UK pay-

ments deficit.

Those Japanese investors, however, have tended to burn their fingers on foreign bonds because of currency losses. And as a mirror image of that problem, there are disturbing risks for the UK of currency instability. Already, sterling is potentially vulnerable to a loss of foreign confidence, given the need to attract overseas funds for the balance of payments at an annual rate of close to £20bn. As it happens, sterling has been remarkably stable, albeit at the cost of very high domestic real interest rates. But if it looked like cracking, domestic investors could rush into overseas equities and foreign currency bonds.

We are in unfamiliar territory here. Normally, external deficits go hand in hand with internal deficits and in the capital markets, therefore, supply broadly meets demand. But in the UK we now have a public sector surplus, creating a dearth of domestic investment opportunity, at the same time as there is a serious current account deficit. Very high interest rates are required to attract foreign short-term capital while, at the other end of the yield curve, low long-term interest rates threaten to have the effect of driving domestic funds overseas.

Common sense suggests that the vacuum will be filled by a surge of domestic issues. Those equity market-makers certainly hope so.

CONTENTS

Survey: Building Societies	VII-XII	How To Spend It: On Valentines	XXIII	Arts	XXIV-XXV	Finance, heavily	XXVI	Sport	XXVII
Property: The way west	XVI-XVII	Travel: Visiting Norway	XVIII	Books	XXVIII	Gardening	XXIX	Stock Markets	XXX
Gardening: This crazy season	XXII	Cricket: The Aussie macho man	XXVI	Bridge	XXXI	How To Spend It	XXXII	London	XXXIII
				Cheese	XXXIII	New York	XXXIV	New York	XXXV
				Covered	XXXIV	TV and Radio	XXXVI	Travel	XXXVII-XXXVIII
				Overseas	XXXV-XXXVI	Small Businesses	XXXIX		

A sophisticated argument for selecting an ECU mortgage from Sanpaolo Bank.

Sanpaolo Bank is Italy's leading mortgage lender. Now their expertise is available to UK borrowers, through a very attractive ECU mortgage scheme. This sophisticated product offers a startlingly simple benefit.

Your mortgage rate will be fixed at 10% (APR 10.8%) until 10th March 1991. Which at current rates will save you around £150 a month on a £60,000 mortgage.

Because the ECU is a basket of European currencies, it offers you more stability than any single currency and hedges against interest and relative value fluctuations.

There's no arrangement fee, and you're free to switch from between an ECU-based mortgage and Sterling should it prove advantageous.

10%

ECU MORTGAGE RATE GUARANTEED FOR TWO YEARS

10.8%

APR

EXCHANGE RISK Because the ECU is a basket of currencies, one of which is Sterling, in principle the exchange risk of an ECU-denominated loan is less than a normal foreign currency loan. However, before taking out an ECU mortgage loan or converting an existing Sterling loan into an ECU mortgage loan it is important that a borrower satisfies himself that he fully understands and weighs up the advantages and risks. If necessary, a borrower should take independent advice to try to assess these.

SANPAOLO

COMPARATIVE EXAMPLE BETWEEN AN ECU AND A STERLING MORTGAGE LOAN

Sanpaolo Mortgage Scheme	Amount of Loan	Term	Interest Rate	Average Monthly Payments	APR
ECU (initial fixed interest rate)	£60,000	25 years	10.80%	£550.85	10.8%
Sterling Standard	£60,000	25 years	13.50%	£704.73	14.8%

The above examples are for a repayment mortgage loan and taken into account standard mortgage valuation fees of £230 (on a £60,000 loan), estimated solicitor's fees in connection with the mortgage of £115, interest charges and repayment of capital. These figures are based on an assumed 6% annual rate of inflation. It has been assumed that interest rates on ECU/Sterling exchange rates remain constant throughout the repayment term and both examples are subject to MCOL. However, after 10th March 1991 the ECU interest rate will be variable. Post charges only will be accepted. Life assurance cover of at least 110% will be required.

ISTITUTO BANCARIO SAN PAOLO DI TORINO

For further information, complete the coupon and send to Sanpaolo Bank, 9 St. Paul's Churchyard, London EC4M 8AB or telephone 01-236 2311, Ext. 213.

NAME _____

ADDRESS _____

POSTCODE _____

FINANCE & THE FAMILY

Outlook for equities holds key, says Philip Coggan

Sell now or hold: the British Steel dilemma

IT MIGHT HAVE taken a little time to start motorising but British Steel's share price has accelerated ahead over the past few weeks, touching 79p on Wednesday.

That price represented a 31.7 per cent gain over the 60p partly-paid price when the company was privatised in December. Is this the moment for those private investors who braved a wobbly stock market and backed the issue to take their profits?

In part, the strong performance of Steel's share price has been boosted by the buoyant trend in the equity markets, which carried the FT-SE 100 index past 2,100 briefly this week. Such a rise has a particular effect on Steel because of the geared nature of the partly-paid shares.

So, any judgment on the right moment to sell must be tempered by a view on the overall outlook for equities. At the moment, the consensus seems to be that we are due for a period of consolidation after the January-February rally.

But what about the factors which are affecting Steel in particular? At the time of the flotation, analysts felt that demand for steel in Europe was likely to fall in 1989 as the long economic boom started to falter. However, January steel production figures were extremely encouraging and analysts now think the fall in demand will be delayed until at least the middle of the year.

Accordingly, Kleinwort Benson's Matthew Sutherland has increased his profit forecast for the year to March 1989 from £550m to £590m. And Steel's shares still look cheap compared with overseas steel companies.



SS chief Sir Robert Scholey

Many investors, having come this far, will doubtless be tempted to hang on until the first dividend of 5p is paid in August. If Steel's share price stays at around 79p until then, the investor will have made an impressive 40 per cent gain on the partly-paid price in nine months.

Of course, it is not quite as simple as that. Share prices reflect the pattern of dividend expectations, and when Steel shares go ex-dividend, the price is likely to drop by 5p and perhaps more. The second instalment on the shares is due in September and many investors may want to sell rather than pay it. That is likely to cause a fall in the share price.

So, the shareholder who holds on too long could be caught by a "double whammy" as the price is hit by going ex-dividend and then by the second instalment.

Those investors who went into Steel for a quick return may be best placed by selling now. However, it is hard to tell how many of the investors had

short-term horizons. Immediately after the £2.5bn offer-for-sale, Steel's share price was sluggish, and that must have discouraged many private investors from selling their allocations. Indications are that more than 500,000 individuals still own shares, compared with the 850,000 who subscribed to the offer.

In any case, comment in the financial press at the time of Steel's flotation centered around the yield attraction of the shares, rather than the potential capital gain. Those who hold shares for their yield attraction are generally long-term investors - short-term movements in share prices do not affect dividend payments.

The prospective gross dividend yield on the fully-paid price was 8 per cent, and that rose to an annualised 16 per cent for those investors who wanted to buy the partly-paid shares and then sell after the payment of the first dividend.

The real question for yield-conscious investors is whether British Steel can maintain, or increase, its dividend payments. That should be more than possible if the European economy can avoid recession.

Table titled 'INTEREST BEARING ACCOUNTS - a comparison' comparing various banks like National Westminster, Lloyds Classic, Midland, etc. with interest rates and fees.

NatWest makes the paying easy

NATIONAL WESTMINSTER has taken the plunge and followed the three other big high street banks into the interest-bearing current account market.

Paying interest on current accounts will be more costly for NatWest than the other clearers because it holds nearly £1bn in deposits. But the new Current Plus Account, unveiled on Monday and available from March 18, looks very inviting in some respects, not least for being being simple and straightforward compared with its rivals.

It pays 6 per cent interest on credit balances, no matter their size, which is more than the other banks offer. In common with Barclays, NatWest also has scrapped transaction charges.

Customers who want to retain their existing non-interest bearing current accounts can do so; transaction charges have been ended for them, too. But as Roger Flemington, NatWest's chief executive for UK financial services, pointed out, people may not want to switch to the new account if they go regularly into overdraft because of the high costs involved.

About 40 per cent of NatWest's customers go into overdraft in each quarter of the year and 60 per cent do so at least once during the year. Under the new account, those who run into overdrafts without getting prior agreement from the bank face high charges.

There will be a quarterly fee of £30 for any unauthorised overdraft above £100. Under that figure, the charges will be £10 a quarter.

However, there could also be additional charges for each angry letter from bank managers to overdraft customers and for each bounced cheque. These would make the total overdraft charges very hefty indeed.

If you are the sort of person who is going to run into difficulties of this kind, NatWest is probably not very interested in having you. From a banking point of view, the beauty of Current Plus is that good customers will be attracted by the high interest rate while had ones will be likely to move on to other banks once they have tasted the pretty exorbitant

charges for large unauthorised overdrafts.

Shifting out good customers from bad is the underlying aim of all the new interest-bearing current accounts. NatWest's formula looks more likely to achieve this aim than the new accounts offered by some of its rivals.

Even customers who keep an average of £500 in their bank accounts look likely to end up out of pocket at the end of the year if, for example, they gravitate to one of Midland's new accounts. Unless Midland scraps the monthly £10 charge that goes with these, it could find some of its current account customers looking elsewhere.

Both Lloyds and Midland will also surely have to think about following the example of

Barclays and NatWest and scrapping transaction charges on overdrafts.

Meanwhile, TSB England & Wales will be unveiling its interest-bearing current account next week, which means that all the top half-dozen banks will now offer them.

Whether this will staunch the flow of customers to Abbey National and Nationwide Anglia remains to be seen; Abbey National's current account still looks quite competitive beside those of the banks.

If you keep your current account in credit, now is the time to be asking your bank to transfer to one of the new accounts.

David Barchard

House prices set to slump

AS LAST year's party in the housing market winds down, fears of a painful hangover are intensifying. This week Morgan Grenfell, the merchant bank, published a report offering not a cure but a guide to how the morning-after might feel and the prospects for recovery.

First, the bad news - at least for existing home-owners. House prices are going to fall steeply this year, the bank believes. After rises well into double digits in the second half of 1988, a correction is thought inevitable with some regions falling much worse than others. How fast and how far prices will fall is not clear. The bank makes no forecasts, looking instead at the drop needed to bring prices to affordable and sustainable levels relative to average incomes. But assuming earnings grow by 10 per cent this year, UK prices will need to fall by more than 20 per cent if adjustment is to be completed in 1989, the bank estimates.

However, the structure of the housing market means adjustment could take some years. Sellers will not want to make a loss on properties and a slump in turnover will disguise falls. Meanwhile, incomes will continue to rise, providing support for prices.

The good news is that eventually, perhaps in a year or two, prices will start to rise - but at a modest pace. The bank's theory goes like this. House prices are linked to earnings, with the amount buyers are willing to pay dependent on what they can afford. From year to year the ratio of prices to average earnings will vary, but only around a trend line.

That trend line is not flat. Since the 1970s, an increasing number of mortgages are based on two incomes or more, and households are prepared to spend a larger share of their earnings on housing. This has pushed higher the point at which the ratio becomes unsustainable.

From 1984, however, the

price/earnings ratio accelerated way above trend. Building Societies Association figures show that early last year it rose above 4, compared with averages of about 3.8 and 3.5 in 1987 and 1988 respectively.

In part, the rise was fuelled by speculation. More recently, changes in the tax treatment of multiple mortgages, announced in last year's Budget, gave an extra push before the August deadline. That growth now looks likely to be checked.

Another factor has to be borne in mind. The strength of recent rises has pushed out lower-income borrowers to such an extent that many existing owners could not afford to buy their houses at present prices. These will have to fall relative to incomes before these lower earners re-enter the market.

The bank's estimates of the adjustment needed to return to trend price/earnings levels are set out in the table. At first sight it looks alarming, but remember that the adjustment set out in the fourth column could be achieved by incomes rising as well as prices falling.

In practice, earnings will ease a lot of the strain. If, for instance, average earnings in the south-east increase by 10 per cent this year (a reasonable assumption), prices need fall by only 31 per cent and not the 31 per cent shown. If adjustment is spread over more than a year, the price fall in 1989 will be smaller still.

Inevitably, incomes growth this year will differ between regions, with Londoners likely to fare best. Morgan Grenfell believes the most vulnerable areas are the commuter belts in the midlands, East Anglia and the south-west, hit recently by big increases in rail fares.

The conclusion is that after a period of adjustment, prices will start to rise once more in line with incomes. However, the market could feel fragile for some time to come.

Ralph Atkins

Adjusting house prices to sustainable levels relative to incomes

Table with 4 columns: Region, Price rises in third and fourth quarters of 1988, Earnings growth in third and fourth quarters of 1988, Adjustment needed from end 1988 to return price earnings ratio to trend. Rows include UK, North, Yorkshire & Humberside, etc.

Note: This adjustment may come from price falls or income rises. Source: Morgan Grenfell

There's an excellent case for investing in Japan today

(Formerly Thornton Japanese Opportunities Trust, renamed with effect from 6th February 1989)

As you'll discover, there's an excellent case for investing in Japan today. And it goes much deeper than the 1% discount we're offering in the Sanyo-Thornton Japan Trust. Read this and you'll know precisely why your money ought to be in Japan now.

THE LAND OF THE RISING MARKET

With unrivalled consistency, the Japanese market has continued to rise over the last five years. Just look at the Nikkei 225 Index. After taking 39 years to reach 10,000, it only took a further 36 months to break the 20,000 barrier. A mere 23 months later in December, 1988, it topped 30,000!

Even this year, while world markets continue to recover from October 1988, Tokyo has been trading at record levels. Now representing 45% of world capitalisation, the Japanese market is in a position of economic supremacy, offering outstanding investment prospects.

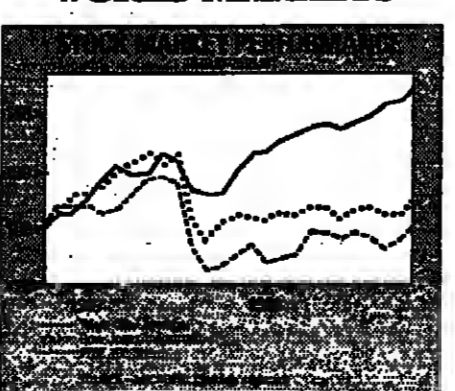
STABLE PRICES AND A STABLE ECONOMY

Much of Japan's success can be attributed to the remarkable stability of its economy. It is a reflection of an uncommonly stable society, both socially and politically. It has resulted in the ideal economic scenario, where high economic growth has been accompanied by consistently low inflation, low interest rates and a decidedly healthy relationship between economic growth and stockmarket returns. The Bank of Japan's stable monetary policy has been a key factor in these events.

WHY THE OUTLOOK IS SO GOOD

Although Japan's growth has been founded on an aggressive export policy, fundamental changes are occurring within Japanese society. The Japanese worker, keen to enjoy more leisure, is rapidly becoming consumer conscious and the economy is now largely driven by domestic demand.

JAPAN VERSUS OTHER WORLD MARKETS



As it has for many years, the Japanese economy is outperforming every other

major economy. This is reflected in its per capita economic output and total stockmarket capitalisation. In fact, from 1975-1988 the Japanese economy expanded in real terms at 4.5% per annum compared to 2.7% in the USA, 1.5% in the UK and 2.5% in the OECD. It is similarly significant that while only 3% of the world's population live in Japan, it is actually responsible for about 19% of the OECD's GNP, a remarkable achievement by any standards. Source: OECD

THE SANYO-THORNTON JAPAN TRUST

The Trust was originally established in 1986 by Thornton Unit Managers Ltd to take maximum advantage of the Japanese economy by investing in a range of the most dynamic, successful and profitable Japanese companies. The fundamental strategy provides the investor with capital growth primarily through investment in quoted securities. With the power to invest in the Tokyo Over-the-Counter Market, a proportion of the Trust may consist of shares in smaller companies which are often highly traded, and in some unquoted companies.

The Trust is now being reconstituted under the new name Sanyo-Thornton Japan Trust and is to be jointly advised by Sanyo International Ltd and Thornton Investment Management Ltd. Sanyo, founded in 1952, is one of Tokyo's largest investment and financial organisations. It is renowned for its sophisticated dealing expertise in Tokyo and boasts the largest trading floor in the world. Thornton Investment Management Ltd is part of the Thornton Group. During the summer of 1988, Dresdner Bank AG, one of Germany's leading banks, acquired a majority interest in the Group. This is considered as a strategically advantageous move, especially in the light of the future liberalisation of the European financial markets. As a result, the Group now has additional financial strength to fulfil the requirements set out by The Financial Services Act 1986 and has laid the foundation for future expansion.

APPLYING FOR YOUR INTRODUCTORY DISCOUNT

To qualify for your 1% introductory discount, you must apply to the Manager of the Trust, Thornton Unit Managers Ltd, and receive your application between 10.00am on Wednesday 6th February 1989 and 10.00am on Wednesday 22nd February 1989. The maximum investment is just £500. Please specify whether you want to receive Distribution Units or Accumulation Units.

The price of units and the income from them can go down as well as up.

This advertisement is issued by Thornton Unit Managers Ltd, a member of IMRO, LAUTRO and the UTA.

GENERAL INFORMATION

On 30th January 1989 the offer price was 67.21p (for both Accumulation and Income Units), and the spread (the difference between the "offer" price at which you buy units and the "bid" price at which you may sell) was 0.25%. Units are valued at 10,000m each working day and the manager has the discretion to vary the pricing basis of the units and also the spread within a range, calculated in accordance with statutory regulations. The Manager operates a forward pricing policy and units will be allocated at the next available bid price following receipt of selling instructions and payment to the Manager for the following day on which the deal is struck. Units will be allocated to the registered shareholder within 21 days of the Manager receiving relevant instructions and settlement. Units may be sold back to the Manager at the bid price following receipt of selling instructions and payment to the Manager for the following day on which the deal is struck. Units will be allocated to the registered shareholder within 21 days of the Manager receiving relevant instructions and payment to the Manager for the following day on which the deal is struck. Units will be allocated to the registered shareholder within 21 days of the Manager receiving relevant instructions and payment to the Manager for the following day on which the deal is struck.

in the offer price and an annual charge of 1.75% (plus VAT) of the value of the Fund is deducted from the Trust's gross income on each unit before calculating the yield. The yield on the 30th January 1989 was 0.79%. Commission is payable to qualifying agents with rates available on request. An interim Trust report is prepared for the six months ended 15th October and a final report for the year ended 15th April. The Trust's accounting date is 31st March. Distributions of income and of tax at the Basic Rate are made annually on 31st May. Unless the investor is a higher rate taxpayer, there will be no further liability to tax. Investors not liable to tax may be able to obtain a refund from the Inland Revenue. Investors may be liable to pay Capital Gains Tax on disposal of units. The Manager reserves the right to cancel, in whole or in part, any contract in respect of which a payment remains overdue and to recover any resulting loss.

MANAGER: Thornton Unit Managers Ltd, Registered Office: 33 Cavendish Square, London W1P 7TE. Registered in England No. 963362. TRUSTEE: Midland Bank plc, Foully, London EC2P 2BX.

APPLICATION FORM FOR UNITS IN THE SANYO-THORNTON JAPAN TRUST

Application form for units in the Sanyo-Thornton Japan Trust, including fields for name, address, and investment details.

FINANCE & THE FAMILY

NEXT WEEK

Big guns prepare to report



Reuters Sir Christopher Hogg

ECONOMIC STATISTICS lead off next week's calendar, with Monday's list taking in provisional retail sales figures for January. This week, share prices went down in the wake of revised figures for December, which showed an 0.3 per cent rise instead of a provisional 0.1 per cent decline. In the week ahead, though, there will be other powerful stimuli in the shape of progress reports from some of the biggest names in British industry. Monday's retail figures from the DTI come out in tandem with the January Survey of Distributive Trades produced by the Confederation of British Industry and the Financial Times. Peter Spencer, of Shearson Lehman, says market expectations for the former range broadly from a fall of 0.5 per cent to a rise of 0.8 per cent.

At the bottom end, the forecast reflects the knowledge that, with fashion retailers in decline, some sales that would have been held in January were launched before Christmas instead. At the higher end, some analysts believe January's mild weather will be reflected in better than expected performance. After a quiet Monday, there are full-year results on Tuesday from Reuters Holdings, Interims from Amstrad and first-quarter figures from Hanson.

Described as the heart and soul of the financial services revolution, Reuters has a well-known target of 25 per cent per annum profits growth. For 1988, however, chairman Sir Christopher Hogg was afraid that the strength of sterling could trim its sails.

Nigel Burton, of Flemings Research, concurs in a preliminary note that forecasts a 21 per cent rise to £217m pre-tax after a 24 per cent advance at the end of 1988. Reuters' share price, meanwhile, has been strong on stories that negotiations are taking place on the "orderly"

£30m for the first six months of 1987-88. The full year, he reckons, might bring £175m against £160m previously. Meanwhile, says Christopher Alexander of Shearson Lehman, Hanson's first quarter is unlikely to provide more than a tenuous indication of progress expected this year. He plumps for a rise from £18m to between £19m and £19.5m before tax, on the way to a £1.01bn (£88m) total for the year. Privatisation stocks feature on Wednesday and Thursday, with third-quarter results from British Airways and British Telecom respectively.

Strong traffic figures have encouraged analysts to expect between £45m and £51m before tax from BA for the third quarter against £35m previously, with Andy Chambers, of Nomura Research Institute, at the top end of the range. A year ago, BT was a deflationary stock, almost to the point of boredom. This year, it has re-rated a sub-sector of the stock market - Rascal Telecom, Rascal Electronic, Securicor and Security Services - by paying a hefty \$1.5bn for a piece of McCaw Cellular Communications in the US. It has not been popular universally for pulling the plug on telephone chatline services.

After some fine tuning to reflect slippage in volume growth, and higher interest costs, analysts expect BT chairman Ian Wallace to produce between £65m and £66m pre-tax for the third quarter against £57m at the same stage last year.

Towards the end of 1988, British Petroleum agreed to pay the Kuwait Investment Office £2.4bn for 790m shares to reduce the latter's holding in the company from 21.6 per cent to 9.5 per cent, as required by the monopolies and Mergers Commission.

It also contracted to sell its minerals interests to RTZ for the same price, netting a prospective 3 per cent rise in 1989 earnings in the process.

However, some analysts can see 1989 earnings coming back from 24.5p a share to little more than 21p when the results come out on Thursday. They talk of lower than anticipated stock-holding gains, and possible asset writedowns upstream. However, taking a line from statements made by the ITO after the shares disposal, dividend forecasts have been upgraded from 13.5p to 14p a share against 12.5p for 1987. Finally, the spotlight could come back to economics. The PSBR surplus for January, out

on Thursday, will reflect the high input of mainstream corporation tax payments which fall into that month, the health of companies, and the contribution they are making to government funding. This should help to set the scene for the Budget next month. A prospective £7bn to £9.5bn surplus range, against £6.3bn for January last year, will give analysts some indication of what Chancellor Nigel Lawson might have in his disposal.

William Cochrane

RESULTS DUE

Table with columns: Company, Announcement Date, Dividend (p) Last Year, Dividend (p) This Year

COMPANY NEWS SUMMARY

TAKE-OVER BIDS AND MERGERS

PRELIMINARY RESULTS

INTERNAL STATEMENTS

Referee will make his whistle heard

A REFEREE has been appointed by the Investment Management Regulatory Organisation (IMRO) to handle complaints from investors. Richard Youard, 56, a partner with City solicitor Slaughter & May, takes up his new job on May 1.

The official announcement said the referee would consider complaints against IMRO member companies by investors who believed they had lost money. But John Morgan, chief executive of IMRO, was quick to make clear this did not include losses incurred simply as a result of fund managers failing to read the stock market correctly.

Instead, it covers such things as negligence, administrative mistakes and misappropriation of funds. Youard will deal exclusively with complaints against members of IMRO, the self-regulatory organisation that supervises investment companies. Only 54 unit trust groups, from a total of around 150, have so far joined the voluntary unit trust ombudsman scheme headed by Christopher Price.

Now, with the appointment of a referee, unit trust investors at least have a complete, if very complex, complaints system in place.

The IMRO referee is an arbitrator, not an ombudsman. One essential difference is that the decision of an ombudsman is not binding on the complainant.



Richard Youard, experienced

With a referee, once both sides have agreed to go to arbitration any decision is binding on both parties and the complainant loses his right to go to court. Youard feels that his 30 years' experience in the City will stand him in good stead for dealing with the complaints and problems from the investing public. He intends to have a very hands-on approach, although he says the job will take up no more than two days a week of his time initially as complaints are running at only 50 a week.

However, if the experience of the insurance ombudsman is any guide, in a couple of years Youard will be working seven days a week and seeking a couple of deputies.

John Edwards

Korea fund gets boost

BARINGS has decided to offer a new tranche of shares in its Korea fund following the announcement by the Korean Ministry of Finance that there will be further liberalisation of foreign participation in its domestic stock market.

Jonathan Taylor, of Baring International Investment Management, said restrictions on equity-linked issues would be relaxed and permission would be given for non-resident investors to convert bonds into equities and trade the shares over the counter.

The Baring Korea fund, launched last October, invests in a mix of instruments. These include convertible bonds, warrants and investment trusts. It attracted \$6.5m at the original offer price of \$10.50, which moved up to \$12.75 by the end of January. Minimum investment is 100 units.

The fund now is limited to issuing 3.8m shares but, once this target has been reached, subscribers will be on a matched basis only. However, there is provision for another tranche of shares to be issued, or for the fund to be opened fully once the Korean market is available entirely to foreign investors.

Confederation Life has launched a second guaranteed investment bond for a one-year period with a minimum investment of £1,000. It provides a 10 per cent net return (equivalent to 13.8 per cent gross for a basic rate taxpayer). The offer is available initially until February 22.

INTEREST RATES: WHAT YOU SHOULD GET FOR YOUR MONEY

Table with columns: Institution, Rate, Term, Frequency, Tax, Withdrawal

UK GOVERNMENT STOCKS

Lloyds Bank/Hellfax 90-day, immediate access for balances over £5,000.00. Special facility for extra £25,000. Source: Phillips and Drew. Assumes 5.0 per cent inflation rate. 1 Paid after deduction of composite rate tax. 2 Paid gross. 3 Tax free. 4 Dividends paid after deduction of basic rate tax.

The Eleventh Lazard Development Capital Fund Invest in Performance with BES Benefits!

- Invest for profit in growing UK companies. - Whilst obtaining up to 40% tax relief for 1988/89 and exemption from Capital Gains Tax.

What is our Performance?

- We are the largest Manager of approved BES funds, having raised in excess of £40 million invested in over 70 companies. - Our first funds, now approaching the realisation stage, are valued by the Manager at 40/75% above gross cost. - The same performance, under present tax legislation, would produce a capital growth to 2.5/3 times the net investment of a 40% taxpayer.

What is our Investment Strategy?

- We intend to continue our policy of investing in a broad range of industries (excluding assured tenancies). - The majority of the fund will be invested in established businesses.

If you would like to receive further details either send the coupon below or phone Anne Bamford on 01-224 3929.

This advertisement is not an invitation to subscribe for shares. Applications to invest in The Eleventh Lazard Development Capital Fund will only be accepted on the basis of the Memorandum describing the Fund and the application form contained therein. Investments in the Fund may not be suitable as a medium or short-term investment. The Manager of the Fund would like to point out that there is no market in unquoted shares and that it may be difficult to sell them or to obtain reliable information about their value. The value of shares may go up as well as down and investors may not get back the amount they have invested. Furthermore, relevant fiscal rules and their interpretation may change. This advertisement has been approved by an authorised person under the Financial Services Act 1986.

Please send me a copy of the Memorandum for The Eleventh Lazard Development Capital Fund.

Name (BLOCK CAPITALS PLEASE) Address

FT 11/2 Postcode

To Lazard Development Capital Limited 44 Baker Street London W1M 1DH Telephone 01-224 3929 24 HOURS



EXECUTION-ONLY STOCKBROKING

WHY PAY OVER £50 FOR A SHARE DEAL UNDER £20,000?

Table with columns: DEAL SIZE, AVERAGE EXECUTION-ONLY COMMISSION, FIDELITY COMMISSION

*Based on a survey of four firms offering execution-only service. The survey compares only straight commission charges and any additional charges are excluded from the comparison.

You're an active investor who knows his own mind. But is too much of your own investment profit disappearing in commissions?

Fidelity Share Service could substantially reduce the commission you are paying on execution-only deals. There's a once-only joining fee of £25 and minimum commission of £25. But what's more, for all deals between £4,000 and £20,000, the flat commission rate is just £50.

And commission rates are just part of the story. With Fidelity you get the level of service you'd expect from a stockbroking company associated with one of the world's major investment houses. A service which includes rapid and accurate order execution, efficient administration, prompt settlement and a convenient callfree telephone service.

To find out how you can save on commission and enjoy a premium service, call us on 0800 800 700 Monday to Friday, or return the coupon.

Fidelity Share Service is the execution-only share dealing service of Fidelity Portfolio Services Limited, Member of the International Stock Exchange and The Securities Association.

To: Fidelity Portfolio Services Limited, Oakhill House, 130 Tonbridge Road, Hildenborough, Tonbridge, Kent TN11 9DZ. Please send me a free copy of the Fidelity Share Service brochure without delay.

Full Name Mr/Mrs/Miss (Block letters please) Address Postcode FTM



THE TEMPLETON APPROACH INVEST IN 'BARGAIN' SHARES FROM AS LITTLE AS £20 A MONTH

You don't need a capital sum to benefit from the time-tested success of the Templeton Approach - based on a worldwide search for value.

Now you can invest as little as £20 a month in the Templeton Global Growth and Global Balanced Funds.

For details of this affordable and flexible Monthly Investment Plan, see your financial adviser or phone Templeton on 091-228 9952.

The price of units and the income they produce may go down as well as up and are not guaranteed. Past performance should not necessarily be taken as a guide to the future.

TEMPLETON UNIT TRUST MANAGERS Templeton House, Atholl Crescent, Edinburgh EH3 8HA. Member of LAUTRO-IMRO-UTA

THE FOOD INDUSTRY

The Financial Times proposes to publish this survey on:

18th April 1989

For a full editorial synopsis and advertisement details, please contact:

Jonathan Wallis on 01-248 8000 ext 3565

or write to him at:

Bracken House 10 Cannon Street London EC4P 4BY

FINANCIAL TIMES

FINANCE & THE FAMILY

Heather Farmbrough reports on the ins and outs of choosing someone to supervise your financial affairs

Accountants — the debits and credits

ONE Saturday morning, bailiffs arrived at the home of a colleague...

As someone with several sources of different income, and a working wife...

accountant, so that one has some recourse in case you need to complain about poor service...

The key question is how much will an accountant charge? But if you ask an accountant...

Accountants normally charge a flat fee based on the number of hours worked...

If the accountant receives a commission on the sale of unit trusts or other products...



an additional discount to reduce the cost of the product. The Institute offers a scale of fees...

Trevor Capes, a London-based sole practitioner, says that he would charge between £20 and £40 an hour...

some of the leg work yourself, particularly when you first consult him. One advantage of using an accountant...

However, let's assume you have decided that you need an accountant. You might have a mortgage on one property and

are considering buying another; children to whom you hope to leave some money...

At this point it is worth considering the kind of service you want. If it is a simple advisory service...

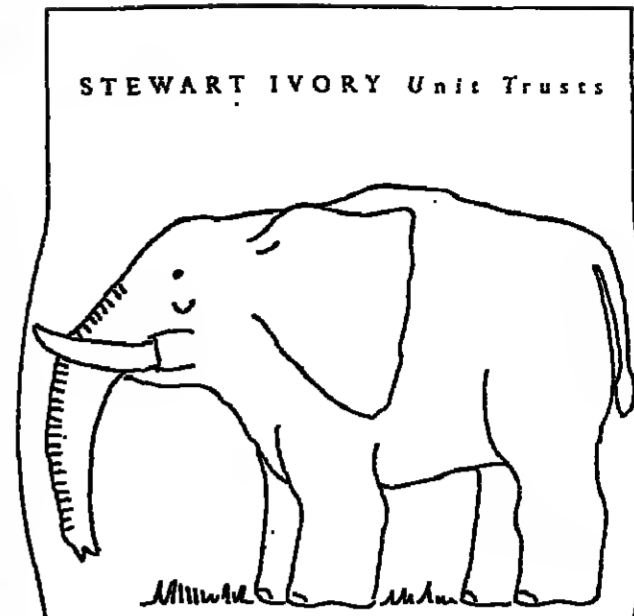
Firms that depend less on auditing company accounts for the bulk of their business...

One problem, however, is that the firm's investment manager is precluded from putting money into a company that has its accounts audited by BINDER Hamlyn.

It is worth asking if the administrative convenience of attempting to provide a one-stop service is really in the client's interests.

The accountants' strongest marketing point is that they are independent intermediaries — a shrinking breed — and thus should offer be able to offer unbiased and "best" advice.

Choosing an accountant is a little like selecting a restaurant: you pay for the dishes that you want and can afford.



STEWART IVORY Unit Trusts

DOUBLING THE SIZE OF THE BRITISH FUND

The manager of our British Fund has been called 'a little eccentric' in his management style. Maybe he is, considering the fund's rather eccentric results...

And over the last 5 years the fund's income has grown at a compound annual rate of 20.9% per year.

So, if you'd like to know more about our Unit Trusts please phone or write to: Stewart Ivory Unit Trust Managers, 45 Charlotte Square, Edinburgh EH2 4HW. Tel. 031-226 3271.

The value of units may fluctuate and past performance is not necessarily a guide to their future performance.

STEWART IVORY We aren't big But we're careful. Members of IMRO and LAITRO. * Figures for Jan 1988 to Jan 1989.

M&G squeezes unit trust rivals

SOMETIMES you wonder if unit trusts group life in the real world. Their reaction to a steep decline in sales after the stock market crash...

The justification for this extraordinary reaction to falling demand was that the new regulations under the Financial Services Act (FSA) stopped the groups from making "hidden" profits...

Those that have raised their charges may be feeling rather vulnerable now that the unit trust market leader, M&G, has declared that it is not going to do likewise.

That is not strictly true because M&G, like most other groups, is planning to transfer the trust and trustee fees to the fund, instead of paying them itself.

In addition, M&G was conscious that, under the new "best advice" principle, the level of charges would have to be taken into consideration, as well as the performance record...

With both sides vulnerable, North dealt and bid one diamond. South replied with one heart. West came in with one spade...

With both sides vulnerable, North dealt and bid one diamond. South replied with one heart. West came in with one spade...

With both sides vulnerable, North dealt and bid one diamond. South replied with one heart. West came in with one spade...

With both sides vulnerable, North dealt and bid one diamond. South replied with one heart. West came in with one spade...

With both sides vulnerable, North dealt and bid one diamond. South replied with one heart. West came in with one spade...

expected that its strong performance record, its conviction with the positive decision to keep charges down, would help to boost its market share.

M&G is already the biggest single unit trust group, with funds under management totalling more than £3.5 bn and some 470,000 unitholders.

Many groups have been having a rough time since the crash, with sales at a low ebb and costs being raised because of the FSA. Those groups that raised their "hidden" prices...

But under the new formula laid down by the Securities and Investment Board, there is much less room for manoeuvre than before.

The disappearance of rounding instrument duty, reduced dealing costs and lower stamp duty have combined to shrink the gap between the minimum prices at which units can be created and the cancellation price.

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...

These are two of S&P's better-performing unit trusts. According to Micropal figures, the Growth fund was the top performer in the year to January 2 out of 187 UK growth funds...



M&G's Tim Miller

Using a full spread in this way means the prices reflect only movements in the market, not a decision by the group to switch from a bid to an offer basis...

The initial charge is only one factor in the equation. Even trusts with no front load — like the Prestige Portfolio from Royal Trust, and the Lazard funds — do have varying spreads according to the markets in which they operate.

Nevertheless, M&G's decision to keep its initial and annual management charges unchanged is going to put pressure on its rivals with higher charges and higher costs.

John Edwards, a specialist mortgage adviser which has been leading the way in foreign currency mortgages, says the ECU loan is one step forward in reducing risk.

With a guaranteed with-profits endowment policy. Unlike unit-linked insurance funds, unit trust managers do not have to make allowance for capital gains tax and should, therefore, perform better.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

John Edwards on a cheaper type of mortgage Now it's ECU loans

THE ECU (European Currency Unit) mortgage has arrived. This week, two companies announced they were planning to offer home loans denominated in the European Community's "basket" currency.

The attraction, as with foreign currency loans, is that you can borrow in ECUs at a lower interest rate — now around 3 to 4 per cent below sterling mortgages. But the risk on exchange rate fluctuations is reduced because the ECU is a controlled, artificial currency that includes sterling in its composition.

Member countries of the European Monetary System are obliged to restrict their own currency fluctuations within the ECU, so if the value of sterling falls, it will be reflected in the ECU's value.

John Currool, a specialist mortgage adviser which has been leading the way in foreign currency mortgages, says the ECU loan is one step forward in reducing risk.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

with a guaranteed with-profits endowment policy. Unlike unit-linked insurance funds, unit trust managers do not have to make allowance for capital gains tax and should, therefore, perform better.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

with a guaranteed with-profits endowment policy. Unlike unit-linked insurance funds, unit trust managers do not have to make allowance for capital gains tax and should, therefore, perform better.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

There is no initial arrangement fee. All you pay is the standard Mercury unit trust charges — 5 per cent initial plus 1.5 per cent annual. A 1 per cent bonus allocation of units will be given throughout the life of the plan.

Bridge

render West's ruff harmless. In this slam, we study Spare a Dime:

South dealt at game to North. South and opened with two clubs. When North gave a positive response of two spades, South jumped to four hearts, announcing a solid suit and setting the trumps.

North said four spades. South trotted out the Blackwood four no-trumps and, after

the response of five diamonds, said five no-trumps. Learning from the response of six diamonds that North had only one king, South bid six hearts and all passed.

Winning West's diamond queen with his ace, declarer drew two rounds of trumps with ace and king and was fortunate to find them breaking 2-2. He cashed the two spade honours in dummy and ruffed a low spade. West showing out.

Crossing to the nine of hearts, South returned a club and finessed his queen. West won; South had to lose another club and went one down.

Having the good fortune to possess an entry to dummy in the nine of hearts, the declarer should have taken advantage of it instead of being mean. He should have allowed the opponents to make one spade trick.

At trick four, he should lead the nine of spades and play low from dummy, even if West covers with the 10. East wins and switches to a club but South takes with his ace, crosses to the spade king, ruffs a spade in

SOMETHING DIFFERENT

An opportunity to invest in modern, 'high tech' underwater support ships

Diveships PLC

Offer for subscription of up to £5 million under the Business Expansion Scheme. Minimum subscription of £2.25m ALREADY REACHED. Sponsored by Minister Trust Limited

Assets. Specialist underwater support ships — an investment solidly backed by assets. Price. First ship purchased at a fraction of the cost of building the equivalent new vessels.

Timing. Demand for underwater engineering and maintenance growing in the aftermath of recent events in the North Sea.

Management. A team exceptionally experienced in shipping, diving and underwater engineering. The Founders' and family interest investment in the Company — £410,000.

The Company is already operating. The first ship, the "EASTERN INSTALLER", already delivered.

Single repayment, unsecured loans available to investors. This advertisement has been issued and approved by Minister Trust Limited, a member of TSA.

Applications to subscribe will only be accepted on the terms and conditions set out in the Prospectus. Investment in unquoted companies carries higher risks as well as the chance of higher rewards.

For a Prospectus please post the coupon to Minister Trust, Eastern House, Ashford Road, Ashford, Middlesex TW15 1XR, or phone 0898 349957, telex (calls charged) 389 per minute, 25p per minute call peak, prices incl. VAT.

Please send me a copy of the Diveships PLC Prospectus

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

NAME: ADDRESS: POSTCODE: TELEPHONE:

FINANCE & THE FAMILY

Brighter future beckons for unitholders, reports Heather Farnbrough

Ailing Allied acts to turn the tide

THE PAST few years have not been too good for a number of Allied Dunbar's funds. On a three- and five-year view, the performance of many funds is disappointing. But there are signs that the tide may be turning in favour of Allied and its unitholders.

Across the group, the early part of last year was rather embarrassing, as investment director Hugh Jenkins is willing to admit. Having been cautious of the market from January to July last year, the group, as Jenkins says, "looked dummies." After that, however, high liquidity (one third in cash and bonds) has paid off.

In nervous stock markets like today's, income funds are a good place to put money. But Allied's past reputation as a strong house for income funds has gone a little awry recently. A fairly high proportion of Allied's money goes into its three income funds: High Yield (£148m), Equity Income (£282m) and High Income (£287m). Their recent performance record is, admits Jenkins, "middle of the road."

High Yield was 79th out of 118 income funds in the UK over 1988, while Equity Income was 92nd and High Income 90th. Allied's distribution record is good - and this is what people are supposed to care about when they buy income funds. But the high distribution record has proved increasingly difficult to sustain and the target returns were set at such a high level that it was almost impossible to provide good capital performance. High Yield promised to return 9 per cent above the FT-All Share Index, Equity Income 7.5 per cent and High Income 25 per cent. As Jenkins says, "It's producing a burden for yourself while the media, quite rightly, have tended to focus on performance. But we want to make sure that we provide capital growth which is at least as good as the FT-All Share Index whereas, at least previously, we might have emphasised income more."

The income hurdles have now been removed and unitholders this year should be able to expect income growth of about 8 per cent upwards. Among Allied's UK general and growth trusts, the outstanding performance has come from the Asset Value trust (known before its relaunch three years ago as the First trust). The idea - simple and well-timed - is to find companies with market capitalisation at a sizeable discount to asset value. The fund's performance has been helped by a buy-sell takeover climate for most of its history since the relaunch. Asset Value, which is managed by Nicholas Roach, was third out of 187 in the UK General

ALLIED DUNBAR'S PERFORMANCE table showing Ranking in each sector Year 1, 3 Years, 5 Years, £100 invested in Jan '84, and various fund categories like UK General, Asset value, Balanced, Growth & Income, etc.

time to fill a gap in our product range."

However, Allied's fund was launched at the start of the market, some time after many of its competitors, and has done comparatively badly for a new fund (most new funds tend to do very well because they are unburdened by past years' mistakes). It came 38th out of 99 over 1988, although figures for the second half of the year suggest performance was picking up well.

So much for past performance. But why should the group's record over all improve? Well, there have been changes over the past couple of years and the catalyst for some of these is Jenkins, who became investment director in 1986. He was headhunted by Allied Dunbar from the Financial Corporation in the UK, where he was chief executive officer for just under two years. Before that, he was chief executive of the Coal Board Pension Fund.

Jenkins is the first main board director with responsibility for investment - a reflection on the poor cousin status of the investment division in relation to the rest of the company's life assurance business.

One of Jenkins' earliest observations was that a number of fund managers had far too much to do, both in terms of the amount of money they were managing and other responsibilities, such as giving talks to the "forces and unitholders." His answer was to make each manager's job more specialised and to step up recruitment, with eight people joining as analysts and managers over the past two years.

Howard Goldring was recruited from Midland Montagu to be joint director of UK equities with Nicholas Roach, while Raymond Stokes came from Murray Stone to become director of European and international investments. Nevertheless, the contribution of Allied's original managers should not be overlooked: after all, Roach, the manager of the best fund, Asset Value, is one of Allied's longest serving executives.

After an initial study, Jenkins also concluded that many of the funds held too many stocks and that managers should concentrate on getting to know a smaller number of companies. Managers have also been relieved from giving talks to unitholders and sales associates.

The problems are by no means over for Allied Dunbar. However, unitholders should be reassured that positive and firm action is being taken which could push Allied nearer to the top quartile.

growth sector for the year to January 1, 1989, according to figures from Microlip.

After Asset Value, the best performer over a one-year period is the UK Special Situations trust, which was 48th out of a sector of 187 on a one-year view. Overseas Earnings, which was 64th, tends to perform well when the pound is weak as it invests in companies that earn more than 50 per cent of revenues from foreign operations.

However, the performance of other UK funds is less good. Balanced and Growth and Income rank 60th and 64th out of 81 similar trusts over one year. It is also difficult for investors to distinguish between the two as both are designed to provide long-term capital growth and a growing income. This is not an exciting formula, but that still does not explain why performance is so disappointing over the "long" term of three and five years (see table). Allied has decided, however, that the costs and problems involved in merging Growth and Income with Balanced are so immense that it would be impracticable to do so. The same applies to the UK growth trusts, Capital and Accumulator. One would expect performance to be similar, but Capital did better over 1988. Before that, Accumulator was the better performer, but both have been in the lower third of their sectors for some time. The Recovery trust has fared

better. On a three-year view, it was 68th out of 132. On a half-year view from July 1988, it was 25th out of 207, correcting a poor first half which ranked it 151st out of 187 growth funds over 1988.

In 1988, Smaller Companies had rather a disappointing year. An investment of £100 at the start of the year would have shrunk a little to 96, while £100 invested in the second smaller would have become even less (£83). This was the 14th-worst performer

ALLIED DUNBAR summary table with columns: Funds under Management, Number of Unit Trests, Number of Fund Managers, Number of Analysts, Average Age of Managers.

in the UK growth sector over the year. The manager of this fund changed last year and it was hit particularly heavily by overseas stocks which had a bad year. Over three years, Smaller Companies ranks 61st and Second Smaller 151st out of 132 growth funds.

These funds have been handicapped badly by their big size as they took a large amount of life assurance money. This makes it much harder to outperform, as it is difficult to build up and deal in reasonable sizes in smaller companies. Allied has made some steps to tackle these funds by reducing the number of stocks held and increasing the smaller compa-

nies' team from two to five, enabling managers and analysts to follow those companies more closely.

Readers may notice from the table that the Government Securities fund performed much better than the Convertible and Gilt fund over 1988. This, explains manager John Sherman, is because 80 per cent of the latter is invested in equity convertibles so the Government Securities trust tends to perform much better when equities are depressed.

ALLIED DUNBAR table showing performance for various countries: North America, Europe, Far East, Pacific, Japan, International Income, American Income.

In North America, Allied had a good record over the past three and five years. The American Special Situations trust was ranked 28th out of 116 funds last year. Allied's Pacific fund was in the middle of the range over 1988, while the Japanese trust was 27th out of 50 in 1988 and 17th out of 50 over five years.

The European front has been less happy for Allied Dunbar. After a long period of deliberation, it was decided to launch a European unit trust in October 1986. It was, admits Jenkins, "an unfortunate act of timing. There was very strong demand for us to bring one in at the

Disaster for a guarantor

In 1984 I misguidedly agreed to be a guarantor, what my house as collateral for £10,000 against somebody else's bank/business overdraft.

I am now being pressured by the bank involved to sell my house in order to pay off this debt. As both my wife and myself signed the relevant deed, there seems little that I can do to avoid this. I am not in a position to repay by instalments.

However, my daughter, 20, and son, 17, have lived the majority of their lives here (over 17 years). Do they have any right to block a forced sale? Your children have no right to block a sale unless they have a substantial share in the ownership of the property, and even then, a sale is more likely to be ordered than not.

(C) Yes. (D) Apportionment would normally be set to ensure that your wife has at least one-third of the joint income but, in the circumstances you describe, a half might be nearer the mark. It is likely that the capital would be divided equally between you.

Offer to vacate

World you please advise on the following query regarding liability for capital gains tax. A relative who is registered as a secure tenant with a private landlord has been offered the sum of £15,000 to vacate the premises.

Her only income at present is the basic widow's pension (state) and a monthly income from an investment of £2,000 in income bonds (national savings). Her age is 83.

- 1. Would she be liable for capital gains tax on the £15,000? 2. If this sum were passed over to a relative towards the cost of providing her with shared accommodation (part ownership of a property), would the recipient of the £15,000 also be liable for CGT? 3. No (by virtue of section 102 (1) of the Capital Gains Tax Act 1979).

Overdue rental

I own a terraced property which is let on rent via a short-term lease at £108 per calendar month (inc), with a lease for one year from June 1986, renewed for one year in June '87. Last year the tenants began to get behind with their rent and I served them with a

notice to quit last April. The tenants have stopped paying rent altogether since June and arrears are approaching £1,000. My solicitor has written to them asking for arrears and to give up the property, which they have not done.

In the standard short-term lease there is a "provision for re-entry" under landlords obligations which states that, in case of non-payment of rent, the landlord may take possession of the premises.

However, my solicitor has informed me that I cannot take possession without court action. I advised him to take the matter to court early last September although he has not done so.

Am I within my rights in taking possession under these circumstances? The delay is costing me a great deal in lost rent, rates etc. In any event, the lease expired in June '88.

You are entitled to take possession unless the tenant pays all the arrears and your costs; but this must be done through the courts, is your local County Court.

Gifts to a grandchild

Our first grandchild was born on April 20, 1988, just after the Chancellor withdrew the benefits of covenant for income tax purposes. My wife and I would like to give, from time to time, capital sums (not more than £2,000 at any time) so that the funds will be able to provide for "special" expenses as she grows up and could eventually be of help in education.

Also, from time to time, other relatives are giving/will give sums of money to the child. It is proposed to put these sums into an account paying interest gross. It will be the child's money but we want the parents to be able to use it, at their discretion, on behalf of the child. The parents will not be putting any of their money into the account. How does one do this so that the interest is treated (rightly) as the child's income, and how does one satisfy HM Inspector

Q&A BRIEFCASE

No legal responsibility can be accepted by the Financial Times for the answers to these queries. All inquiries will be answered by post as soon as possible.

01. Taxes should queries arise? We do not want to create trusts, now enter into school trusts. Is it strictly sufficient for the parents to allow the source of the monies, if so requested and will they have to "prove" how they have used any of the monies for the benefit of the child?

02. Whether you are investing £1,000 or £40,000, we can prevent a BES investment becoming a taxing experience. Simply complete the coupon below and send it to us at the address above. Alternatively, phone us on 0932 515616 (office hours only). You will be sent, by return of post, an explanatory pack showing clearly how our service can benefit you.

What you propose is satisfactory from the point of view of reducing liability to inheritance tax by using your annual exemption for capital gifts of up to £3,000, provided letters which are necessary to the Inland Revenue if required.

However, the parents may not have free access to their children's accounts under the general law. To enable that to happen, it would be necessary to create a trust under which the parents (or some other reliable adults) hold the funds on trust for the minor child or children when (s)he or they come of age. The provisions of sections 31 and 32 of the Trustee Act 1925 enable funds to be applied for the benefit of the beneficiaries even before they attain a vested interest.

Which BES? advertisement with coupon for requesting information about Business Expansion Schemes, Assured Tenancy Schemes, and other investment opportunities.

Are you unsure about making a BES Investment?

We talk to hundreds of enquirers each week and it is clear that many are unsure of the way BES works and how they can obtain income tax relief at up to 40% by investing in residential property companies.

How we can help

- 1) We have prepared our 'BES and Assured Tenancy' Information Packs, which explain the basic information you need to know. 2) We have produced The Second Johnson Fry Residential Property BES, which in one document provides an outstanding range of investment choices, including the immensely popular SCAT Companies, financed by 100% loans with tax relief on the interest.

Choose from seven Regional Companies, North/South Sheltered Housing Companies and SCAT Companies.

Are all BES's linked to property companies?

No. We can offer you an investment in Edinburgh Tankers plc, a £10 million shipping company.

Or invest in our FAST FUND, a spread of up to eight companies each already funded by us for £500,000 and now needing further money for expansion.

Who are we?

Johnson Fry are market leaders in BES. Follow our barometer week by week and see how we do. Over £29 million this year so far and rising.

IF YOU WANT TO REDUCE YOUR TAX BILL YOU REALLY MUST ASK US FOR DETAILS.

Form with fields for Name, Address, Postcode, and Tel. No. (Bus./Home).

JOHNSON FRY Corporate Finance Limited logo and contact information.

This advertisement is not an invitation to subscribe for shares. Applications to invest in The Second Johnson Fry Residential Property BES Scheme will only be accepted on the basis of the Memorandum describing the Scheme and the applications form contained therein. Investors in the Scheme may not be eligible as a medium or short-term investment. There is no recognized market for shares subscribed for under the Scheme. Both property values and the actual income from property may fluctuate. Prospective investors will be advised to consult their professional advisers prior to investment in the Scheme. This advertisement has been approved by an authorized person under the Financial Services Act 1986.



WHO IS THERE LEFT TO TAKE YOUR PORTFOLIO SERIOUSLY?

As a private investor your portfolio deserves serious attention. Some brokers, however, wouldn't be the slightest bit interested.

At Fleming Montagu Stanley, though, you are assured of receiving the highest level of personal attention because we deal only with private clients.

We are part of Flemings, one of Britain's largest investment houses, currently with over £17 billion under management. And with more than a century of investment expertise, we are more than familiar with the needs of private clients.

As a client you would be invited to meet your Portfolio Manager. With our own research team and Personal Financial Planning Department, we can advise you on all aspects of your portfolio.

All of which proves we take private clients very seriously.

So if you are looking for a Portfolio Manager, or are reconsidering your existing arrangements, talk to us.

For more details, telephone or write to: Richard Mosley, Fleming Montagu Stanley Limited, 31 Sun Street, London EC2M 2QP. Telephone: 01-377 9242.

FLEMINGS logo and association with The Securities Association and the International Stock Exchange.

BRITAIN'S TOP 100 COMPANIES

The February issue of MONEY OBSERVER provides a new ranking of Britain's top 100 companies. This is of vital assistance in guiding you to those which are on the way up and those which are losing ground.

The February issue of MONEY OBSERVER also provides a complete performance analysis of how every listed UK share got on in 1988, and guides you through all the mainstream investment opportunities, plus other more exotic investments like Alvis classic cars and investing in coins.

This bumper 124-page issue also examines the best investments designed to insure a happy retirement and spotlights the unit trust and investment trust groups that are deserving of MONEY OBSERVER's coveted annual performance awards.

MONEY OBSERVER is now available at all leading newsagents for £1.95. Or why not have Britain's leading investment monthly magazine delivered to your home or office every month? An annual subscription is £24.50 (£34.50 overseas).

To: Money Observer Subscriptions, 126-128 Lavender Avenue, Mitcham, Surrey CR4 9HP. Please take out a subscription for me to start with the February issue.

I enclose a cheque for £ made out to Money Observer. Name (BLOCK LETTERS PLEASE) Address

THE MONTHLY MAGAZINE FOR DISCERNING INVESTORS

SATELLITE BROADCASTING

The Financial Times proposes to publish a Survey on the above on 14th March 1989

For a full editorial synopsis and advertisement details, please contact: Neville Woodcock on 01-249-8000 ext 3365 or write to him at: Brackles House, 10 Cannon Street, London EC4P 4BY.

FINANCIAL TIMES EUROPE'S BUSINESS NEWSPAPER

FINANCIAL TIMES SURVEY

Building societies are offering an ever-wider range of products, as they compete with the

banks. Last year, savings poured in and mortgage lending was a record. But the 1988 profit figures are unlikely to be matched this year, writes David Barchard

Competing on all fronts

BRITAIN'S building society industry enjoyed its best year in 1988. In the wake of the October 1987 stock market crash, savings poured into the societies at an unprecedented rate. By the year end, net receipts were 60 per cent above the 1987 level at £13.6bn.

On the other side of their traditional business, mortgage lending, things were flourishing too. Lending rose by 40 per cent to a record £49.4bn. More important still, the societies regained their dominant share of the market. At the end of 1987, they had a market share of only 46 per cent. A year later, the figure was 60 per cent and rising.

There were, other, profound changes during the year. Building society diversification continued apace with societies offering a wider range of banking and housing products. For the first time, building societies became significant players in such varied markets as cheque-book, current accounts, credit cards, estate agencies, personal loans, insurance and pensions. The number of societies offering these services is steadily growing.

The mortgage market has been transformed, too. Instead of offering a single type of mortgage at a single rate, building societies now offer a

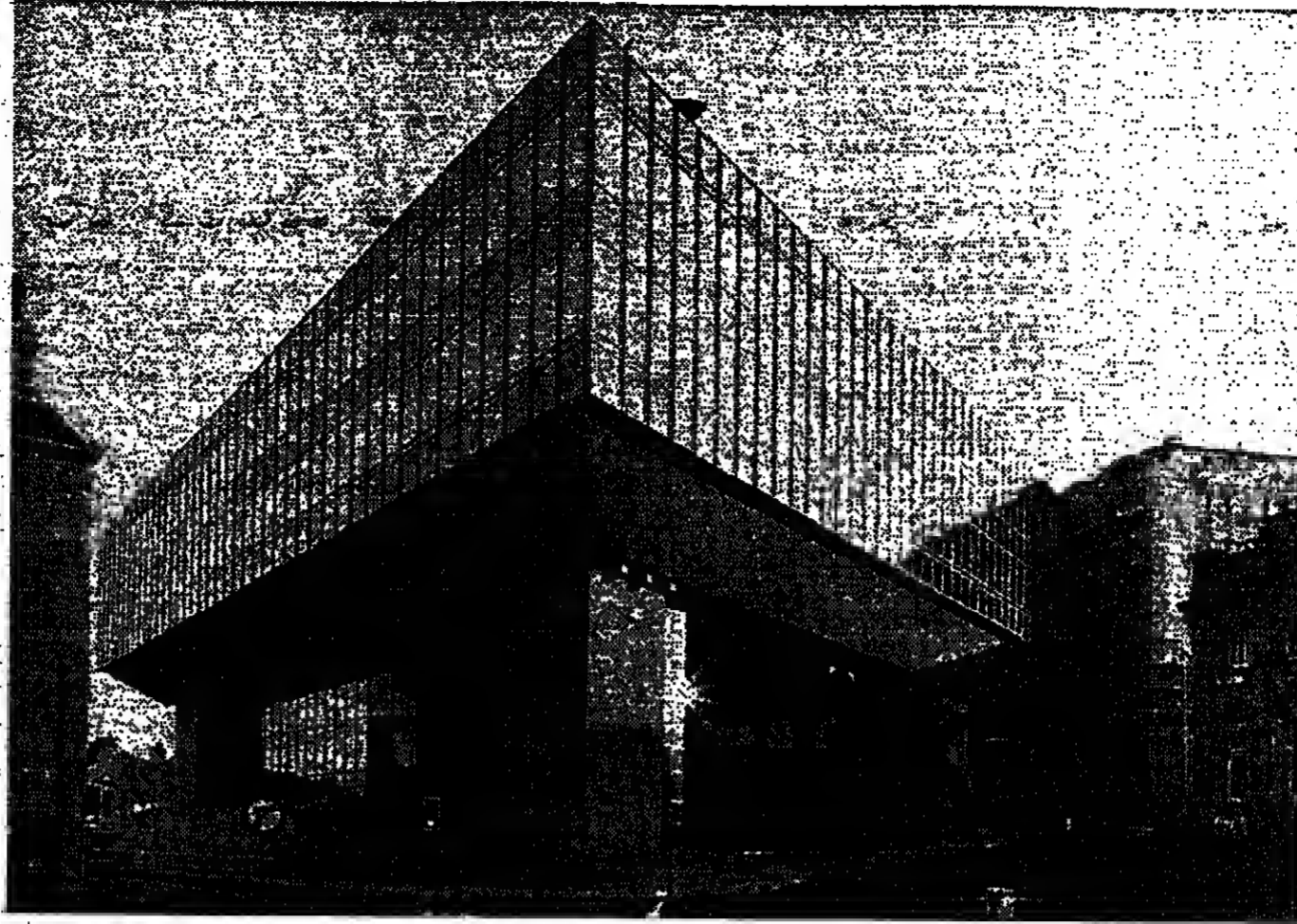
wide variety of different kinds of mortgage, tailored to the needs of particular sections of the market.

Early in 1988, the Review of Schedule 8 of the 1986 Building Societies Act greatly enlarged the scope for further diversification and removed most of the remaining wrinkles in the Act. This picture of competitive dynamism is only part of the story. Few societies have forgotten that the favourable conditions of 1988 came hard on the heels of the darkest year in their history when they were hard-pressed by their competitors on both their savings and their mortgage business.

They are aware that both market conditions and the nature of the market in which they operate are changing very rapidly, and that all societies must consciously select their options for the future in order to be sure of long-term survival.

The protected environment and cartel-like arrangements within which building societies existed before the mid-1980s have gone for ever and building societies must compete not only with each other but with banks and financial companies.

There are 115 building societies, ranging from Halifax (asset size £26bn) and Abbey National



The headquarters of the Halifax Building Society dominate the Yorkshire town

Building Societies

(asset size £23bn) down to the London & Leamington (asset size £3.4m). The three largest societies would rank among the world's top 100 banks.

The same three societies account for about half the total assets of the entire industry, while the 65 smallest societies have only 2.5 per cent.

Until the advent of competition, these differences did not matter very much. Now the way forward for the largest societies is clear. They must convert themselves into all-round retail banks, using their existing position in the market as a base.

The largest half-dozen societies have thus become steadily more bank-like. By the end of this year, the four biggest will all offer their customers cheque accounts. Most will also offer credit cards.

To compete in the open financial markets of the 1990s, they are also having to advance into new lines of business. Halifax, Abbey National and Nationwide Anglia are all

spending large amounts of capital in building up networks of estate agency business.

This is a conscious response to earlier moves by large insurance companies. Estate agencies are seen as a prime channel through which to sell not only mortgages but also insurance and other financial services.

By the early 1990s, the three largest societies should possess estate agency chains of between 800 and 1,000 branches each. However, diversification on this scale exposes another weakness of the industry: lack of capital.

In the mid-1980s, before the present Act came into force, building societies were constrained by legal limits on diversification into new business, restrictions on raising funds on the wholesale markets and by lack of capital.

The Act has removed most of the limitations on their powers, so long as they do not stray from personal financial services into the corporate sec-

tor. It now also allows them to raise up to 40 per cent of their funding in the wholesale money markets - though, with savings pouring in, this facility is less urgently needed by many societies than they may have expected.

The Act has also given them some powers to raise additional capital through subordinated debt, a long-term form of borrowing. A large amount, £1.25bn, has been raised in a single year, about a quarter of it going to Halifax alone.

The ceiling on subordinated debt may be too low for some societies to finance a programme of broad diversification. They then may have to choose several options.

They can offer some retail banking services (such as credit cards) but not others (such as cheque-books). They can find cut-price ways of offering new services - for instance by going into estate agency or insurance business by "coldstarting" entirely new operations rather than trying

to acquire existing firms. Or they can sell someone else's product to their customers through an agency agreement.

One society, Abbey National, has decided to cut the Gordian knot and ask its members to allow it to convert itself into a limited company. Members will vote on a stock market flotation in April. If they approve it in a ballot in which 20 per cent of members must participate, Abbey National will probably have a market capitalisation of £2.5bn and become one of the top three banks in the UK.

In spite of its apparent logic in the market conditions of 1988, demutualisation has proved a stormy and often unpopular topic. Several societies, including Halifax, looked at it in 1988 and - for the moment - rejected it. The industry rate of growth last year may have been high among the factors making this decision possible.

Only one society, National and Provincial, admits to be Continued on next page

Societies are diversifying to tackle the retail market

As bank-like as possible

JANUARY 1989 opened with a signal victory for the building societies over the banks when the High Street banks made a reluctant entry into the interest-bearing current account market.

They did so to head off a challenge from Nationwide Anglia's FlexAccount and the Abbey National current account which between them had picked up 1.5m customers in under two years. Woolwich and Halifax - a shade belatedly - have also decided to issue cheque-book current accounts this year. So by the end of 1988, the four largest societies will be offering their own cheque-book products, and customers of the next two largest - Alliance & Leicester and Leeds Permanent - will be able to use Bank of Scotland cheque-books.

Since the early 1980s, banks and building societies have been moving further and further into each other's traditional territories - and customers have come to expect a wider range of services from both.

When Regency, the 35th largest society by asset size, last year polled its members about the services they wanted, it found that top of the list was a cheque-book. Regency was able to provide one under an agreement with Barclays Bank.

Offering cheque-book services is relatively easy for a small society which can provide these and other services through an agreement with an outside specialist. For a large society it is highly expensive.

Halifax held back for many months, deterred by the cost of paper-based money transmission. Alliance & Leicester has so far held out against issuing a cheque-book on grounds of cost. However, Nationwide Anglia, the first entrant to the market, believes that it is now approaching break-even point.

"It is slightly difficult to calculate," says Mr Tim Melville Ross, chief executive. "But at around 1.2m we should start to

make money on FlexAccount." The millionth FlexAccount customer signed on in mid-January.

Cheque-book services are the most expensive banking services provided by building societies. Many now also offer salary credit and standing orders. Direct debit facilities are rather less common.

On the lending side however, all the top 20 societies now offer secured loans and most unsecured personal lending - though this is very often done through an agent. Powers for unsecured lending were increased in the Schedule 8 Review of February last year and societies' limits are being increased to an absolute ceiling of £10,000.

This is still a figure which strikes many of them as too low. Mr John Bayliss of Abbey National points out that it is "not large enough to provide a decent bridging loan."

Building societies are increasingly well-equipped to compete with banks in automated teller machine services. The merger of Link and Matrix, and Halifax's decision to tie up its own network with the rest of the industry means that there will be over 3,000 building society cash machines available to their customers by the end of the year.

Building societies enjoy one singular asset in competing with the banks. They are recognised as being much more friendly to the customer and it is widely believed that they provide a better service.

This has to be set against a much smaller and poorer branch network. Abbey National, for example, has 677 branches compared with around 2,100 for Midland or Lloyds Bank. Most of the branches are much smaller, being designed in the days when building societies were two-product operations. Lines of customers outside Halifax and Abbey National branches at peak hours are not uncommon.

Continued on next page

ON OTHER PAGES

Mortgage market comes home
Life insurance: tied agents or intermediaries? 2
Estate agents: first port of call
Analysts: looking to future 4

Credit card shake-up 5
Wholesale money markets: fickle depositors
Smaller firms: Goliath may not suit little David 6

WHAT ADVICE COULD A BUILDING SOCIETY POSSIBLY WANT FROM A BANK?

In today's rapidly fluctuating market place you could be forgiven for believing that a bank and the Building Societies have little to say to each other, such is the nature of the competition.

But how appearances can deceive. At Midland Montagu, Building Societies have been valued clients for over 20 years. We are now one of the foremost arrangers and lead managers of Building Society financings, a position we have developed in the wake of rapid legislative and market changes.

The speed of these changes means that Building Societies are now seeking access to financial markets where they have not formerly been represented. Understandably, they want to enlist not only the best specialist advice but also to be able to utilise the

most comprehensive package of financial services.

It may be guidance on debt management and capital structuring, asset portfolio management, or mergers and incorporation procedures, as well as our transaction capabilities in Foreign Exchange and Money Markets. Or possibly, as Building Societies' operations widen, they will wish to utilise innovative ideas about the deployment of capital resources.

Among our achievements we can cite the first index-linked bond for any Building Society as well as being the leading arranger of sterling syndicated loans.

We make markets in all the leading Building Society capital markets issues and provide London's most complete range

of treasury services. But we also recognise that for our building society clients there is no substitute for a well trained and experienced finance team in the society.

So when they recruit new staff to their treasury operation, we invite them to attend our special seminars and discussions on the London financial markets. At these meetings they will hear about all the latest financial products, not to mention our highly regarded and unique risk management consultancy.

If you'd like to meet us, give Martin Jaskel, Treasury Sales Director, a ring on 01-260 0178.

Midland Montagu Treasury Sales.

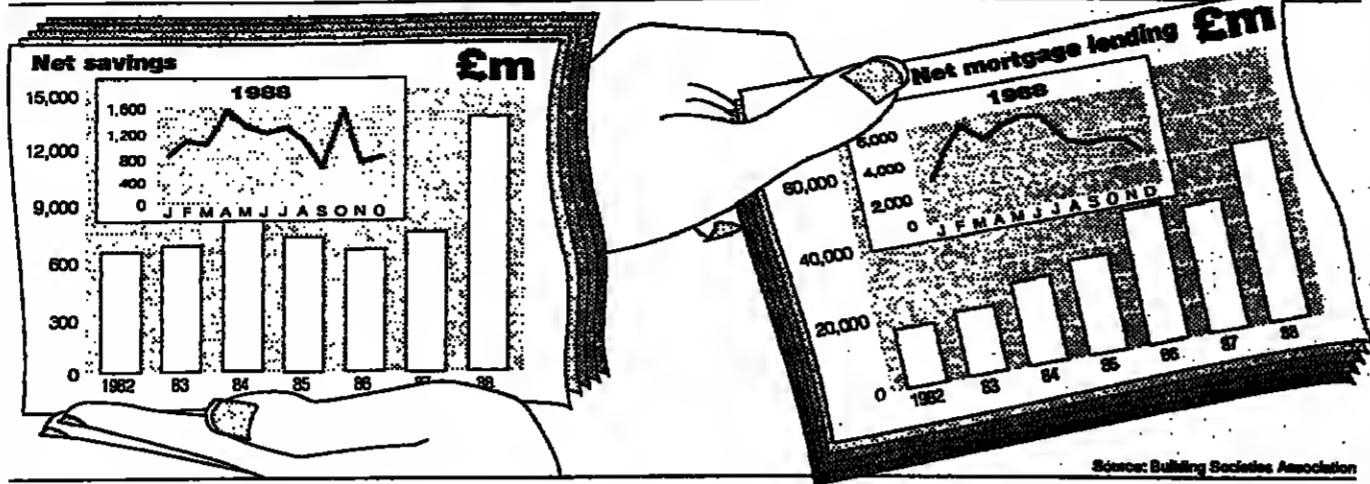


BUILDING SOCIETIES 2

High interest rates and dearer houses are among the spurs to innovation

Mortgage market comes back home

Savings and mortgage business



BUILDING SOCIETIES started 1988 with a depressingly low share of 46 per cent of the mortgage market. By the end of the year they had about 60 per cent of the market.

"I would expect that during the coming year, the societies will oust their market share back up towards 65 per cent," says Mr Mark Boleat, director-general of the Building Societies Association. "Funding conditions currently favour them, with money flowing in strongly from savers. The societies should be able to go on offering lower interest rates to attract new business."

However, Mr Boleat points out that if the Abbey National flotation goes ahead, its share of the mortgage market will no longer be included in the building society totals.

Most societies were able to report substantial returns in their mortgage business in 1988. For instance, Birmingham Midshires boosted its mortgage lending by 54 per cent to £650m.

The picture of recovery in 1988 has to be offset against the sharp downturn in the market after July. "The year finished on a very low note," says Mr Jim Birrell, chief executive of Halifax. "New commitments in December 1988 were the lowest by the societies for almost two years at £2.5bn, compared with a peak of £5.5bn in the early summer. One society reported privately that one of its London branches was processing only four mortgages a month in January 1989 compared with 100 during the height of the housing boom. However several societies believe that this sluggishness is partly seasonal. "We are finding that the mortgage market is already showing signs of picking up again," says Mr Tim Melville Ross, chief executive of Nationwide Anglia, reports after a visit to the society's branches in London. However the market has

undoubtedly undergone a sea change with important long-term consequences for the societies' new and existing business.

One problem is a possible spate of arrears and defaults on existing mortgages. For several years building societies have been reporting a steady fall in the number of members with mortgage difficulties and arrears and repossession figures have run at very low levels indeed.

That may be about to change. Citizens Advice Bureau in London reported an upturn in mortgage debt during the last two months of 1988. "I don't like to think what 1989 is going to bring," says one CAB worker.

Many societies make only an annual adjustment in mortgage payments, so when monthly payments are

adjusted in the first half of 1989, customers will find themselves not just paying at a rate around 4 per cent higher than a year ago, but also having to pay off a backlog of interest from the second half of 1988.

In the more competitive mortgage markets of the late 1980s, building societies have less scope for easing the bur-

den on home-buyers than they did in the early 1980s when rates were last at comparable levels. This injects a certain fragility into the situation, for a spate of sales by home-owners trying to escape from high mortgage payments could make the market sag still further in some areas.

However the building soci-

eties have responded inventively to tighter markets. They are now copying their competitors in the centralised lenders by diversifying the mortgage products they offer, a development which also reflects the more elaborate computer systems most of them now possess.

One of the first changes has

been the recognition that holders of large mortgages are entitled to a cheaper rate. Only a year ago, some large societies were searching their hearts to see if there was not some injustice in offering a cheap rate on large mortgages.

In the not very distant past, building societies sometimes charged more for large mortgages. Halifax's Apex Mortgage, announced in the spring of 1988 for mortgages above £50,000, is typical of the new cut-price large mortgages.

Skipton's Premier mortgage, for instance, offers a rate 0.45 percentage points below the normal rate on mortgages over £50,000 until 1991. It is available on mortgages of £50,000 or more, but additional insurance is required for loans over 75 per cent of the house price.

Fixed rate mortgages began to make their appearance among the building societies in the autumn with Abbey National and Halifax leading the way. Most fixed rates are linked to endowment or pension policies.

Early in 1989, Woolwich was offering a rate of 12.5 per cent until March 1991, while Skipton was offering 12.25 per cent

over three years. These offers reflect the growing skills of building society treasurers in funding through complicated series of interest rate swaps.

Skipton is also offering re-mortgages under its fixed re-mortgage scheme. Re-mortgages are attractive to building societies because in the past they have been used by their rivals among the centralised lenders to take customers away from them. Some societies, notably Abbey National, have launched schemes to entice customers by contributing to the costs of a re-mortgage.

Several societies, including Halifax, are also offering low start mortgages. The Woolwich Starter Mortgage cuts total monthly costs during the first two years by around £43.32 by offering a mortgage protection plan instead of making borrowers take out an endowment policy and linked insurance. The saving comes from a reduction in insurance premiums.

Cheltenham & Gloucester Bonus Mortgage offers to cut monthly payments by splitting the mortgage into two parts. The first part is a repayment or endowment mortgage of the

usual sort. The second part is a loan with interest deferred for five years.

The society calculates that on a £80,000 mortgage, of which £10,000 is a deferred loan, monthly payments during the grace period will fall by about £100.

What happens after five years? "By this time the borrower's salary should, at a conservative estimate, have increased sufficiently to enable him easily to afford the higher payments," says the society.

Not all societies are happy about fixed rates and some, even among the innovators, are holding out against them. They are a product of the high interest rate environment of early 1989 which makes people eager and sometimes desperate to find ways of easing their monthly payments.

Less controversial are mortgages for people who cannot certify what their income will be, and experimental schemes in equity sharing. For instance, Nationwide Anglia is offering partnership mortgages for National Health staff in the London area.

Some building society executives, such as Mr Martin Armstrong, chief executive of Peterborough & Norwich, believe that house prices have so far outstripped incomes that societies may have to adopt equity-sharing more widely.

David Barchard

Changes in the law alter societies' insurance options

Life insurers tie 72 agents

TO TIE or not to tie: thanks to the Financial Services Act (FSA) and its new framework for regulating the marketing of life insurance, in 1989 that was a central question for building societies.

Should they follow Abbey National and hand themselves to sell life insurance for one insurer, or remain fully independent intermediaries? These are the only options possible under the Act.

The first wave of decisions to tie has subsided, leaving some major players, including the Halifax, still pondering the question. But what seems likely is that by the end of 1989 all the largest societies will have taken a firm line one way or the other. But in non-life insurance, still dominated for societies by their huge household structure block policies, 1989 is going to bring, says one CAB worker.

Many societies make only an annual adjustment in mortgage payments, so when monthly payments are

per cent of its new annual premiums from life insurance for individual customers came from building societies.

Hence the efforts by life insurers to secure distribution channels by persuading societies to become tied agents. So far, 72 societies have gone tied, with Legal & General (18 societies tied) and Sun Alliance (17) as the life insurers most successful in signing them up.

Significantly, with the exception of Abbey National, the five largest societies were all still independent intermediaries. But the Halifax for one is talking to a small number of life insurers to see what other options are available. A key constraint however is the relatively small number of life companies - such as Standard Life, Norwich Union and Scottish Widows - large enough to accept the volumes of mortgage-related endowment policies the societies supply, and the access they give to non-life insurance buyers. In 1987 the societies' commission revenue totalled £369m, or 11.3 per cent of their net income. One life insurer, Legal & General, says that 12

idea of what societies see as the advantages of going tied. "We negotiated a very good package," says Mr Richard Hatt, C&G assistant general manager. It went a long way beyond an attractive commission deal, he adds.

A key reason was the desire for simplicity of products and administration. "Our whole approach has been to offer a

dealing with every company in the market," says Mr Hatt.

In non-life insurance, the most pressing issue is the implementation of the 10 per cent increase in premium rates for household building policies. This was pushed through by the major composites, which dominate the block-policy market, in response to the deteriorating weather claims experi-

still only encroaching on the margin - the Scarborough Building Society has signed up only 2,500 customers for its Lloyd's policies, offered at premium rates 25 per cent less than the industry standard. It has no prospect of its ambitions in the area.

The other major issue is how successfully building societies can market types of non-life insurance beyond the basic buildings cover.

A survey last month in Building Societies' Gazette showed that of the 50 largest societies 11 were selling motor policies. By this is still an experimental field, with hidden snags.

The Skipton, which mailed his customer base last February, the society received a response from 7.5 per cent of the people mailed, but very few actually bought a policy.

"The difficulty with mailshots is that they need to hit the customer close to the time he is likely to renew an existing motor policy. To be effective, the mailshots would have to run very frequently - a costly exercise. If the building society sells over-the-counter, there is the problem of clogging the branch with inquiries, especially relating to claims." The

Nick Bunker

"The advantage of selling motor insurance is that it gets people through the door of the branch. The trouble is that they come in to complain"

simple range of branded financial products," says Mr Hatt. "There were too many complexities in operating as an independent."

C&G also saw extra synergies from a close relationship with one insurer, such as opportunities for joint design of personal pensions, joint development of point-of-sale technology, plus a facility allowing a mortgage borrower to roll up the first five years' endowment policy premiums and add them to the mortgage. "We couldn't have done that if

once dramatically illustrated by 1987's October hurricane. This danger, here, is of provoking customer resistance, especially in view of the mild 1988-89 winter.

Lloyd's of London, for instance, is eager to build market share in this field (13 of the top 50 building societies now offer Lloyd's household structure policies). Lloyd's has "come on fantastically well in the last two years," says Mr Peter Turley, general manager at the Skipton Building Society. At the moment, Lloyd's is

successful, few observers doubt that there is a pool of untapped demand for innovative non-life products. But if 1989 is a year for experimentation, actual results could take longer.

Building society borrowers are facing bigger monthly bills because of higher interest rates, plus the increase in household insurance premiums. They may take a very dim view of societies urging them to spend even more.

Competing on all fronts

Continued from previous page currently contemplating conversion into a company. Many more will do so, however, if Abbey National's flotation succeeds. Since members of the society are being offered free shares likely to be worth more than £250 each, the betting is that flotation will get through although a well-organised group is lobbying in favour of mutuality.

For smaller societies, the choice is much less straightforward. Below the giants of the industry, there are more than a dozen societies which are too big to be considered local or regional and yet not large enough to appear as viable independent players in the uni-

financed financial services markets of the 1990s.

Because of their relatively small size, judged by the standards of the financial services sector as a whole, a stock market flotation would probably not raise sufficient funds for these societies to diversify. They may eventually have to choose between merging with each other or finding a way to link up with a larger grouping outside the industry.

However, many smaller societies display vigorous entrepreneurial instincts. Societies such as Skipton, Norwich & Peterborough, and Walthamstow are of different sizes and character and have moved in contrasting directions. If they

were quoted companies they would not be able to withstand a hostile takeover for long. The Building Societies Act still guarantees their independence. The industry also faces some hard-shoulder choices. When polarisation was introduced under the Financial Services Act, Abbey National alone of the large societies opted for tied status for the sale of life assurance products, linking up with Friends Provident. Late in 1988 Cheltenham & Gloucester announced that it, too, had decided to go tied.

Now most other large societies seem set to follow, albeit reluctantly.

The downturn in the mortgage market and the signs

early in the year of a stock market revival suggest that some of the pressures which the building society industry faced in 1986 and 1987 could easily return. Expectations for the remainder of this year are thus being pitched very cautiously. The record growth and profit figures of 1988 are unlikely to be matched this year.

Societies with clear market strategies, based on their particular strengths, can hope for a year of steady growth and consolidation, in which market conditions remain more favourable for building societies than for some of the newly emerged rivals for their traditional business.

As bank-like as possible

Continued from previous page mon in large cities.

"One of the first things that Abbey National plans to do when its Stock Exchange flotation is completed is to use some of the money to modernise and refurbish its branches," says Sir Campbell Adamson, the society's chairman.

Other societies are trying to open up their branches by taking down bandit screens and creating an environment in which financial counselling and the selling of a wider range of products can take place.

Diversification of this sort is capital-intensive and even large societies have to be selective in choosing which areas to enter. Abbey National offers a cheque-book current account but has not yet begun issuing a credit card in its own name. Leeds Permanent has chosen the reverse strategy. It has spent a great deal of money on a Visa credit card, but has not entered the cheque-book market in its own right.

Even the largest societies have to be selective. Halifax stayed out of the cheque-book business until its market share figures convinced the society that it had no option but to follow suit. The route it has taken into cheque-books is slightly different (and less expensive) from that of Abbey National which has joined the

banks' cheque clearing system as a full member.

Halifax has decided to build its own cheque processing operation in its home town but to have the cheques processed by Barclays.

The dilemmas facing smaller societies are still more acute. Should they stay out of retail banking and so be permanently cast in the role of niche players or should they try to become as bank-like as possible?

A key moment in their futures came last summer when BACS, the bulk electronic inter-bank clearing house, lowered its volume requirements to be able to admit smaller entities. Despite this gesture, most societies below the top five are still too small to join. One way for them to offer the services which go with membership of BACS would be to "piggyback" with several societies chubbing together to provide the volume of business for one of them to join. This does not greatly appeal in the stiffly competitive building society world.

Some smaller societies have decided that there is no point in trying to become too bank-like. "We are a niche specialist with 60 branches," says Mr Terry Adams, chief executive of the Skipton Building Society. "We rely on direct mailing to up-market customers and our members are the sort of

people who already have cheque-books. We offer services which may appeal specially to them like health and car insurance, personal loans and on-line share-dealing."

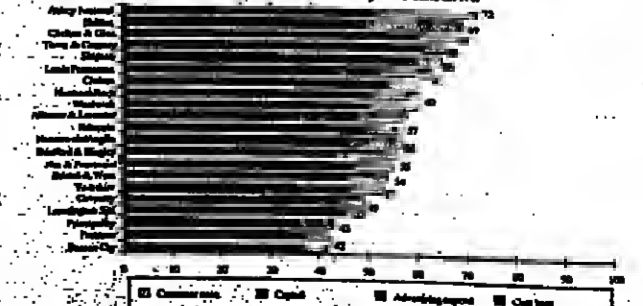
Mr Adams says that this choice partly reflects the fact that Skipton does not see itself as a regional society. Norwich and Peterborough, on the other

hand, with 58 branches concentrated into a single region, has gone the opposite route. It offers its customers a wide range of vigorously marketed retail banking services and appears to see itself already as a small but flourishing regional bank.

David Barchard

BUILDING SOCIETIES: COMPETITORS REPORT

This 2nd edition of Databank's report examines strategic options open to Building Societies. Planners within societies and their competitors can take decisions in the light of market prospects and competitor moves as revealed by Databank.



The 350 page analysis uses sophisticated modelling techniques backed by data gathered from direct interviews with leading societies, desk research and questionnaires. Price: £1,400.

For full details ring 01-938 1001 or write to: 29/40, Kensington High St. London W8 4PF.

DATABANK

TEAMWORK MAKES WINNERS

Winning is usually the result of good teamwork and a special understanding with fellow players. And it's team effort like this that gives Burgoyne Alford their acknowledged position as leaders in building society insurance at Lloyd's of London, with a proven track record to back it up.

To reinforce this leadership, everything is handled from the one central office. Service is friendlier and more personal, delays are kept to the minimum and claims paid out fast - this was particularly evident after the '87 storm.

As well as Buildings and Contents insurance schemes other products include Sickness, Accident and Unemployment; Permanent Health; Mortgage Indemnity; and special direct dealing Motor Insurance. If you want a top team handling your borrowers and investors schemes, call Jasper Garnham.

Burgoyne Alford
THE WINNING TEAM

Burgoyne Alford Ltd,
32-38 Dukes Place, London EC3A 7LX. Tel: 01-621 9047 Telex: 886191 CSBLDN G Fax: 01-623 1689

Another first for the Halifax.



Typically the customer gets all the credit.

Some time ago, the Halifax became the very first building society to introduce its own credit card.

Fair's fair though, we can't take all the credit. Much of it must go to our customers.

We'd asked them what they would really like us to give them.

They, in turn, had suggested a credit card they could use in shops, hotels and restaurants the world over.

We thought it was an excellent idea. But no other building society had a credit card of its own, we observed.

Well then, they said, be the first. It seemed appropriate. And, we're very happy to say, with the launch of Halifax Visa, we were.

(We chose Visa, incidentally, because it is the world's largest payment system).

However, it isn't just our own customers

who have seen the benefit. Halifax Visa is readily available to non-customers as well.

What's more, it has also enabled us to significantly extend our role in the transmission of money.

In short, it's a first from the Halifax Building Society that benefits everyone.

But then, would you ever expect anything less from the world's No.1?



BUILDING SOCIETIES 4

Why the estate agents still seem attractive

The first port of call

TWO YEARS of competition by building societies in the retail banking markets have so far left remarkably little blood on the floor. The story is a little different, however, when it comes to the societies' estate agency ventures.

Nationwide Anglia's chain of 610 branches, believed to have been bought for around £130m, is a case in point. It lost £3m in the year ending April 1987. Its founders, Mr and Mrs Donald Storrie, departed soon afterwards, evidently having found Nationwide Anglia's corporate culture somewhat stultifying.

On top of it all, on January 17 this year, Nationwide Anglia announced that it was getting rid of 50 branches. The move was obviously partly a reaction to the downturn in the housing market, but it may also have been caused by the haste with which the acquisitions were made in the first place.

Despite this, Nationwide Anglia remains firmly attached to the idea of owning a large estate agency chain. So, too, do most other building societies. Halifax, the largest society, now has more than 600 branches and plans to buy more in the coming year.

Even small societies have hurried to buy local estate agencies when they come on the market. Estate agencies are the first port of call for anyone buying a house and entering into financial transactions associated with it. Thus they are an obvious outlet for the distribution of financial products from mortgages to insurance. However building societies face a particular snag in trying to get into the agency business. The 1986 Act which allows them to buy estate agencies does not permit them to hold a minority stake in one.

Insurance companies realised the potential of estate agencies in the early 1980s and three companies, Prudential, Royal Life and General Accident, quickly built up large national networks of agencies.

The building societies sought and received the powers to do likewise and since January 1987 the three largest societies have rapidly built up estate agency networks to match those of the big insurers.

Abbey National, whose current strength is about 430 branches, is committed to building a 1,000-outlet chain over five years. The other two large societies may have had

similar goals, at least until the housing market's downturn.

For building societies this implies very considerable outlay. In 1988, the average price of an estate agency branch seems to have been around £300,000. The Prudential, building its network up before the building societies, is thought to have spent around £280m.

"The reasons why we decided to go into the estate agency business were partly defensive," says Mr Derek Taylor, general manager of Halifax Estate Agencies. "But we also felt that we could use our new legal powers to develop new financial products to be sold through estate agencies."

As mutuals, building societies cannot issue more capital to fund acquisitions, so the purchases have to come out of their reserves. Halifax's purchases in 1987-88, for example, reduced its reserve ratio by 0.3 per cent to 3.77 per cent.

Creating new chains of estate agencies poses several organisational problems for the building societies. Some societies have relied mainly on acquisitions, while others - notably the Woolwich - have favoured "coldstarting" branches. A third possibility, tried by Abbey National, is the franchise package which has the attraction of being less expensive than acquisitions.

Acquisitions involve large write-offs of "goodwill" for the market value of a going concern. This is generally many times the value of the physical assets purchased.

"Coldstarting" calls for a much lighter outlay of funds. During 1988 Nationwide Anglia switched from making acquisitions to coldstarts. This change of policy seems to have been dictated by the losses of the society's agency operation.

Once a society has built up a chain, coldstarting becomes easier. Branches can be shifted from unfavourable to better locations and staff can be transferred as a team. The role of staff is crucial. For even if societies negotiate "golden handcuffs" to hold on to staff in the newly purchased agencies, they have little certainty that the staff will not leave

them and start up on their own or for a competitor, taking their contacts with them.

For the days of the independent estate agency are not over. Only about 5,000 of a total 14,000 agencies are in the hands of the major chains, and the latter have still to convince the public that the extra services they offer outweigh the personal touch of the small independent local agency.

Binding the branches together effectively is also a challenge. Halifax favours a "hands off" approach to its agencies. Nationwide Anglia, where Mr Tony Stoughton Harris, a senior executive with the society, was brought in to replace Mr Storrie, is thought to have been more intrusive.

Finally, estate agencies have to work effectively in tandem with the societies' original branch network which is, of course, also trying to sell mortgages. As estate agencies take on the role of "financial supermarkets", a degree of competition may be hard to avoid.

For societies, the success of their estate agency operations is measurable in terms of the "conversion ratio" - the percentage of mortgages secured for the owner from the total number of properties sold through the agent. Several societies now claim to have conversion ratios of around 40 per cent - an impressively high performance.

The most urgent question for the chains at the moment is how to keep growing during a recession in the housing market which has cut to a trickle the volume of business done by many agency branches.

Before Christmas, Halifax and Eastrow Eves (owned by Hambros) were forced to announce cuts in their estate agency staff. Prudential, the largest agency, announced 500 job cuts out of a workforce of 7,000 in mid-January.

The estate agency chains are products of the housing boom of the mid-1980s, created on the assumption that a stoked-up housing market was likely to be a permanent feature of the UK financial services industry. Building societies, used to market cycles in their business, assume that the upturn in the housing market is likely to come not long after the spring.

If it does not, Nationwide Anglia's cutback could prove to be only the first of several.

David Barchard

The Act does not allow societies to hold minority stakes

FROM ITS headquarters in Great Marlborough Street, the Building Societies Commission supervises 115 building societies, performing much the same sort of role for the industry that the Bank of England does for the banks.

In its present form, the commission is a very recent creation, arising from the 1986 Building Societies Act. Until then, the societies were under the Registrar of Friendly Societies (today one of the BSC's subsidiary bodies) - which reflected their philanthropic origins in the last century.

One of the main features of the 1986 Act was the wider powers which it gave to the societies. Strong supervision was felt necessary to guide the societies as they got into the risky business of diversifying into new activities and began to engage competition inside and outside the industry.

It was thought desirable to keep the supervisory body detached from ministries, though it is an offshoot of the Treasury, and that it should be "a collectivity of individuals."

The result was a body combining statutory and prudential regulatory authority, with three full-time commissioners and four part-time ones.

"Our prima activity is the prudential one of protecting investors at a time of greater competition," says Mr Michael Bridgeman, the First Commissioner and chairman of the organisation.

Mr Bridgeman's own background is that of a Treasury official, but the commission as a whole draws on bankers,

David Barchard on the Building Societies Commission

Supervisors' eye on the ball

building society executives (some on secondment), accountants, and includes a former chairman of the Building Societies Association, the industry's trade association.

Late last month, Mrs Rosalind Gilmore, a former Treasury and World Bank official, was appointed deputy chairman. Mrs Gilmore worked at the Treasury between 1977 and 1980 and led the official team on the 1978 Banking Act.

Mrs Gilmore, who worked as a general manager at Dunlop and later as director of marketing at Girobank during her years outside the service, replaced Mr Gerald Watson whose departure for Arthur Young, the accountancy house, is widely regretted in the building societies industry.

The commission's functions are modelled on those of the Bank of England as laid down in the 1987 Banking Act, though building societies operate within narrower limits than banks, being unable to handle corporate business or make international loans, and so have fewer types of risk to monitor.

The commission meets each building society for an annual stocktaking (compared to a quarterly meeting between the banks and the Bank of England). It will usually talk directly to the chairman and

chief executive of each society, rather than to executives.

Though there have so far been remarkably few examples of unsuccessful diversification by building societies (few societies would concede, for example, that their incursions into the estate agency business have been misguided), the commission's role is to ensure that if a building society does make a mistake, it will not be such an expensive one that it is unable to live with its consequences, or jeopardise the interests of savers.

Mr Bridgeman says: "We would generally expect societies to be successful but there will be some mistakes sooner or later."

Through there have been no events since the 1986 Act came into force has been much greater than anyone in the commission or the societies themselves would have anticipated and the evolutionary assumptions about the future of the building society industry which were built into the Act have been put to the test far more quickly than anyone could have foreseen.

As a result, the commission helped bring into being the Review of Schedule 8 of the Act in February last year which greatly expanded the range of permissible activities

for building societies.

In working with the societies, the commission operates through supervisors, each of whom has about a mixed group of a dozen societies under his wing, ranging from very large ones to the smallest.

His tasks are to monitor the cash flow of the societies on a monthly, quarterly and annual basis; engage in a dialogue with them over new developments; and watch their management and funding policies. Above all, he will be on the look-out for any signs of problems or difficulties.

Ensuring that the societies make optimal use of their management and capital resources is the main task. In a widely quoted remark at the Building Societies Association's annual conference at Torquay last May, Mr Bridgeman suggested that the industries' troubles in 1987 had arisen because "they took their eye off the ball" - in other words that they concentrated on diversification at the expense of their traditional main business "and let the competition march in through the front door."

What the commission evidently most likes in a society is a clear idea of its role and the most effective way to exploit its resources. This is relatively easy for regional societies which operate with a firm

knowledge of their market base. For societies which have grown beyond a certain point, assurance about which path to take may come less easily.

One path which the Act opens to building societies is the option of incorporation as a company. Since this involves a transfer of ownership away from the members of the society - whom the commission exists to protect - this has been a delicate and sometimes fiercely controversial question.

Mr Bridgeman has made it clear that the commission will not give its approval to a society attempting to convert unless it is sure that the members have been fully informed about both sides of the debate.

He also believes in the desirability of retaining building societies as a separate "genus" in the financial services sector. Yet, if not an endangered species, building societies are clearly a protected one.

The improved systems of financial control which have been introduced in the 1980s shelter the industry from the occasional scandals and collapses of societies in the 1960s and 1970s. They have also produced - as the commission's most recent report shows - a set of financial institutions with capital adequacy ratios strong enough to survive in the 1990s.

THE ANALYSTS

Looking to the future

THE LAST two years have brought a new and, as yet, not entirely welcome presence on the scene in the form of the building society analyst. A recent head count in the City of London identified no fewer than seven individuals with a claim to be described as building society analysts.

Analysis makes up the background of the research operations of firms which go in for equity market making. Bank analysts are fairly well-known creatures. But the societies are by definition not quoted on the Stock Exchange.

The sights of the analysts are firmly concentrated on the top 16 societies or so. Several firms now produce research papers on building societies. The analysts have to be as careful as their counterparts in other industries to ensure that "Chinese walls" screen them from others in their firms who may be dealing with societies' treasuries and money market operations.

"Sometimes the suspicion can occur that the two sides - research and market operations - are not being kept as separate as they might be. Traders get frayed very quickly in such circumstances," says one senior executive with a large society.

Several of the building society analysts are in fact bank analysts with an extra string to their bow. Those in this class include Charles Hall at James Caple, John Tyse at Nomura and Alison Deuchars at Smith New Court.

Ms Deuchars, who used to work at the Bank of England, produced a lengthy study of the building society industry in autumn which was notably restrained in its attitude to the controversy over PLC conver-

sion and tended to support the idea that there was no need for societies to convert on competitive grounds at present.

"From a stockbroker's point of view," she says "studying building societies is looking to the future. They are obvious candidates for eventual entry to the market."

Dr John Ginaris of PA Consultancy is the most senior of the analysts. His work on building societies is part of a systematic overview written up as "The Savings War" while he was an analyst at Quilter Goodison.

His conclusions that the scramble for market share in the retail financial services industry will claim a lot of victims are regarded in some quarters as excessively pessimistic, but his was among the earliest studies to expose the triangular contest between building societies, banks and the insurance companies.

At Kleinwort Benson, Mr Kieran Murphy (a former Treasury civil servant) writes a monthly investment research report on building societies which goes to the firm's clients and the top 50 societies.

Mr Murphy says the report is intended to enhance market understanding of building societies. Kleinwort acts as joint brokers to Abbey National.

At Loughborough University, Dr Leigh Drake, in a research post sponsored by Halifax, produces regular bulletins on building society

issues, published by Euro Brokers Steading. His work usually covers technical issues of interest to the societies themselves, rather than studies of individual societies.

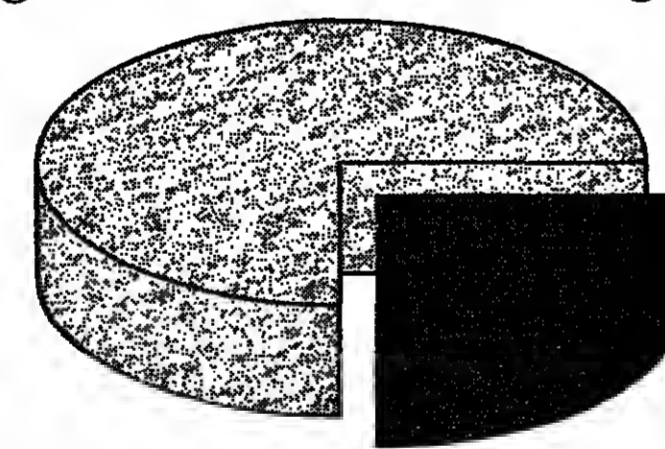
The best-known of all the building society analysts is Dr John Wriglesworth of Phillips & Drew who is regularly cited as an authority in newspaper articles about the industry. Dr Wriglesworth was an academic economist before joining Abbey National in 1986 where he worked for two years as a strategic planner.

In August last year Dr Wriglesworth published a study of the top 16 building societies, analysing their financial performance. He concluded that Town & Country was the winner. He is currently engaged in a review of long-term market conditions and strategies for the industry.

David Barchard

BARING

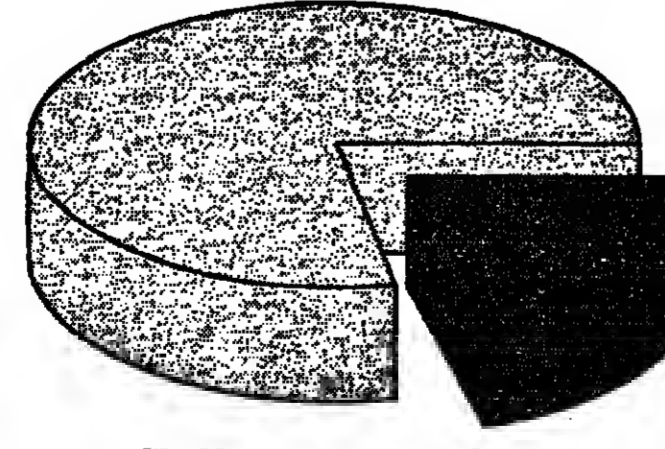
Building Societies:
Leading Issuers in the Eurosterling Market



Eurosterling Issues 1985 - 1988 Breakdown by Issuer Type

■ Building Societies ■ Other

Baring Brothers & Co., Limited:
No. 1 Lead Manager of Eurosterling Issues
by Building Societies



Lead Managers of Building Society Eurosterling Issues 1985 - 1988

■ Barings ■ Other

Can societies diversify and stay within the EC's solvency ratio?

The capital adequacy dilemma

BUILDING SOCIETIES have no shareholders and issue no equity. Until the 1986 Building Societies Act, their only source of capital was their reserves accumulated over the years from their profits.

For the past year, the societies have been able to raise subordinated debt, a long-term form of borrowing, to boost their capital base. Already, £1,250m has been raised in this way, with £250m of it coming from Halifax alone.

Building societies have two main reasons for trying to strengthen their capital base in this way. They have to ensure that they meet the capital adequacy requirements laid down for them by their regulator, the Building Societies Commission (BSC). But the larger societies also need capital to enlarge their businesses and diversify into new product lines.

Even on their traditional mortgage lending business, societies have to decide between using their profits to fund extra lending or boosting their capital ratios. Not that some want to own estate agencies and stockbrokers, they face a starker dilemma.

Any money spent on an acquisition weakens their reserves at the same time as it increases their need for extra capital to maintain their ratios. Helping themselves to more subordinated debt is of limited assistance. The amount of such debt which can count as capital is only 50 per cent of their reserves - a ceiling which small societies reach quickly.

Assuming that societies do not want to go the PLC route, so enabling themselves to raise money on the Stock Exchange, what should they do?

The Basle Proposals mean that from 1992 onwards the societies will have a further reason for worrying about their capital adequacy. They will have to meet EC minimum capital requirements even if they do not operate outside the UK - and they will have to do so on the basis of a standardised definition of capital.

Most societies look as if on present form they should have no great difficulty in meeting the Basle requirements. Last year's annual report of the BSC gave a weighted average risk assets ratio of 0.85 per cent for the industry as a whole and 9.34 per cent for the 50 largest societies which hold 97.5 per cent of the industry's assets.

Since the Basle requirement is for a minimum solvency ratio of 8 per cent, this looks pretty good. But a study published in September by Klein-

wort Benson suggests that if societies find it hard to stay above the limits (they are already only just over the threshold) they will have to find other ways of raising capital to diversify substantially.

Some societies claim that they can grow "organically" by starting up new business on their own, as they have always done. A good example of this is the Woolwich's decision to set up its own chain of 20 estate agencies from scratch. This has left it far behind its three

larger competitors who bought up existing firms.

So the search for alternative forms of capital goes on. One idea mooted in the BSC annual report is that subsidiaries might be allowed to raise their own capital, perhaps through a joint venture. A more radical suggestion, however, is that societies should be allowed to issue "equity-like shares" without having to demutualise themselves. That has already happened in Australia.

In Britain the idea has met

some reservations. Would it not create a new class of owners of building societies alongside the savers and the borrowers? Would the markets accept a hybrid issue of this sort? Would it not be similar to become a limited company?

Nevertheless, if building societies are to break through their capital constraints and keep up with their competitors in the 1990s, some solution of this sort may have to be found.

David Barchard


The society that's creating a lot of interest

TWO NEW INVESTMENT ACCOUNTS FROM THE PORTSMOUTH

60 Day Capital Account			60 Day Income Account		
High interest rates that rise with your savings.			High interest and a monthly income.		
Minimum investment £20			Minimum investment £200		
Interest paid monthly	Net	Gross Equivalent	Interest paid monthly	Net	Gross Equivalent
£25,000 plus	10.25 = 13.67*		£25,000 plus	10.00 = 13.13*	
£15,000 up to £24,999	10.00 = 13.33*		£15,000 up to £24,999	9.60 = 12.80*	
£5,000 up to £14,999	9.75 = 13.00*		£5,000 up to £14,999	9.35 = 12.47*	
£2,000 up to £4,999	9.50 = 12.67*		£2,000 up to £4,999	9.10 = 12.13*	
£500 up to £1,999	9.25 = 12.33*				

*Interest credits on both accounts when a balance of £10,000 remains or 60 days' interest on the account withdrawn. No loss of interest with 60 days notice. Interest calculated daily.

...like the sound of that?



Portsmouth

BUILDING SOCIETY

Investment Department, FREEPOST Portsmouth PO1 2YX
(no stamp required)

*Branch Addressed: 100, Collyer Quay, Singapore

Please send me some information on the following 71

I/we enclose a cheque for £..... to be invested in

60 Day Capital Account 60 Day Income Account

Name: _____

Address: _____

Post Code: _____

BUILDING SOCIETIES 5

As products get more sophisticated, market strategies may alter

A credit-card shake-up

TWO MAJOR new credit cards appeared on the UK retail banking scene in 1988. Both were Visa cards launched by building societies and each had picked up around 100,000 customers by the end of the year.

Halifax's Visa card is processed for it in Dumfries by the Bank of Scotland and has grown rapidly since its launch in June despite a relatively low advertising profile. In marketing the card, the society is large enough to rely on its branch network.

Halifax was not the first building society to go into the credit card market in its own right. That honour goes to the Leeds, the sixth largest society, which joined Visa International in February last year. Mr Mike Blackburn, Leeds' chief executive, came to the society from the Joint Credit Card Company, the issuers of Access.

Leeds' Visa card, unveiled last September with a massive advertising campaign in the daily newspapers, is an affinity card - linked to a charitable organisation. Affinity cards have become a standard feature in the US for breaking into a saturated market and are now being introduced in Britain.

Three charities receive a donation for each £100 spent by Leeds-Visa cardholders. The society also offers a lower rate of interest than Barclaycard or Access. Its advertising campaign has been rewarded with a fairly large customer base - 100,000 - for a new card.

That is well above the numbers of cardholders for some of the smaller credit card issuers, but it is still minuscule compared with 13m Access cards or 5m Barclaycards.

"The decision to launch a credit card was partly a question of market research which showed that our customers would welcome a card from the society and partly that we could see a profitable income stream from it," says Mr Blackburn.

It is generally assumed that Mr Blackburn is using the card to broaden Leeds' customer base and build up a customer list of creditworthy individuals to whom other financial services can be sold.

This strategy is not one which appeals to most other societies: Nationwide Anglia and Abbey National - like



Howard Aiken: "sharp rise in use of cash machines"

many other building societies - do offer credit cards, but only through other institutions. Nationwide Anglia is the only large society to opt for the Access/MasterCard system rather than the Visa network, though it is not as yet a direct card issuer in its own right.

One of the top four societies, Woolwich, has actually eschewed offering its customers a credit card altogether, saying that it is not required by its present market strategy.

Despite this, several building societies have had talks with Visa International about becoming full Visa members. In doing so, they may have helped provoke a major shake-up in the credit card

of its own. Yet many large societies have not yet decided to go into the credit card business on their own, presumably fearing that the market is close to saturation and the window of opportunity for entering this area of retail banking has now closed.

For many smaller societies, the cost of issuing one's own fully branded credit card would be prohibitive. An automated teller machine (ATM) card, however, is another matter. During 1988, Link and Matrix, the two ATM networks used by the larger and medium-sized societies announced plans to merge. This decision was followed by the news that Halifax, the only society to run

a separate ATM network of its own, was also to join the unified network.

By this summer, building societies should be able to offer their customers a network of about 3,000 machines. This is larger than the individual cash machine networks of the Clearing, though the combined networks - for instance, that of National Westminster and Lloyds - are still somewhat larger at about 4,000 machines.

Halifax is currently working on systems changes which will enable holders of its Visa cards to use its Cashcard machines as well as other Visa machines. Shared transactions - the use of one building society's machine by the customer of another society - are rising sharply, though they are still well under half the total transactions of a network like Matrix.

In 1988, shared transactions on the Matrix network rose to 5.7m compared with 1.5m a

The window of opportunity may have closed

year earlier. Customers seem to be learning rapidly about the use of ATM cards by the use of ATM cards.

"During 1988, increased use of cash machines far outstripped the growth in installations of cash machines," says Mr Howard Aiken, general manager of Matrix. "We ended the year with 75 per cent more ATMs but with 341 per cent more shared transactions."

For smaller societies, the cost of an ATM machine - up to £20,000 each - may be a deterrent. So too may be the computer systems needed for the provision of card-based services. But there seems little doubt that most customers now expect to be offered an ATM card and given access to their savings through a cash machine.

The most sophisticated cash machine product is Halifax's Cashcard system. It is a current account in all respects but two. There is a card instead of a chequebook and a customer cannot go into overdraft. Halifax's Cashcard has one advantage over those of the banks. Up to £300 a day can be drawn out using it.

Alliance & Leicester has produced a very similar "card-based electronic current account" and Barclays Bank has paid Cashcard the compliment of creating a not dissimilar interest-bearing "no-chequebook, no-overdraft" account.

However though Cashcard has picked up 3.6m customers, the demand for a chequebook current account has proved irresistible. Towards the end of the year, Halifax will introduce an interest-bearing chequebook current account. Along with this account will come an Eftpos (electronic funds transfer at point of sale) card enabling customers to make purchases through the Eftpos scheme without writing cheques.

It is still not clear whether Cashcard will also become an Eftpos card. Most larger building societies may want to issue Eftpos cards when the system is fully operative.

Only the "big three" societies are actually members of Eftpos UK in their own right. For smaller organisations, access to the scheme will have to be arranged as a sponsored service provider in association with one of the existing members.

David Barchard

PROFILE: ABBEY NATIONAL

In the PLC limelight



Chief executive Peter Birch: equates mutuality with stagnation

"ABBNEY NATIONAL is the last society that would wish to grumble about competition," said Sir Campbell Adamson, Abbey's chairman. That remark was made in 1984, when Abbey led the way in breaking the movement's interest rate cartel.

Far from grumbling, the first building society to announce its intention of breaking free from the restriction of mutuality seems positively to have enjoyed competition for long stretches of its 130-year life and to have used its size as a source of political power and corporate innovation.

Abbey is known as a trail-blazer in a movement better characterised until the last few years by prudence and conformity. Outstanding Abbey "firsts" include being the first building society in over 100 years to build houses, when it worked with the Greater London Council in Tower Hamlets in 1981; to allow home buyers to see the society's valuation report; to launch the first UK £100 cheque guarantee card; to pay a competitive rate of interest on current accounts; join the Bankers Automated Clearing Services, set up a subsidiary in Jersey, go into the Spanish property market.

It became the first building society to finance a big commercial property development when it put £40m into the Paddington Basin development in West London in January last year.

These are all developments of the 1980s but the society's history is not short of others, including the then Abbey Road Building Society's link with Legal and General in the 1930s to set up the first effective mortgage protection policy, and a string of advertising initiatives including the first building society appearance on commercial television, which was in 1954.

Abbey's immediate past chief executive, Clive Thornton, who presided over the opening of the latest era of "firsts", ascribes the society's assertive profile to its choice of leaders. "Throughout its history, it has been unconventional in its chief executives," he says. "The culture of any organisation is always set by the chief executive, and the Abbey never put the corporation man at the top."

"In customer service, I don't think the Abbey is different. The fact it does it so well is that it is so big and so successful."

Abbey National is the result of the amalgamation of two leading societies in South-East England in 1943: the National Building Society and the Abbey Road Building Society. The National was founded in 1849 by ardent campaigners for the right to vote, who realised that the path to broader franchise, which was then tied to property, lay in easing the way for more men to own their homes. This evangelistic trait was noticeable in the initiatives taken by Mr Thornton, who mounted campaigns to ease the home-buying process, and set up links between home-builders, the Abbey and local authorities so as to generate more social housing.

The origins of the society's repeated initiatives to break free of legislative constraints possibly lie more strongly with

petition came not so much from other building societies as from the organisations now moving into the housing and personal finance markets.

Yet even after the revisions to the 1988 Building Societies Act, societies are still constrained in diversifying away from their core business. The financial weight of the Abbey, which had assets of £26.4bn at December 31 1987, and the fact that no society has yet come up against the prudent limits set by the Act, is not the point. The Abbey is restless with the status quo.

Mr Birch puts the emphasis on competition and equates mutuality with stagnation. "Our competitors have freedom we do not enjoy," he says. "They can raise capital where and when it is advantageous to do so. They have the operational flexibility to place their resources at the dictates of customer demand, not an act of Parliament."

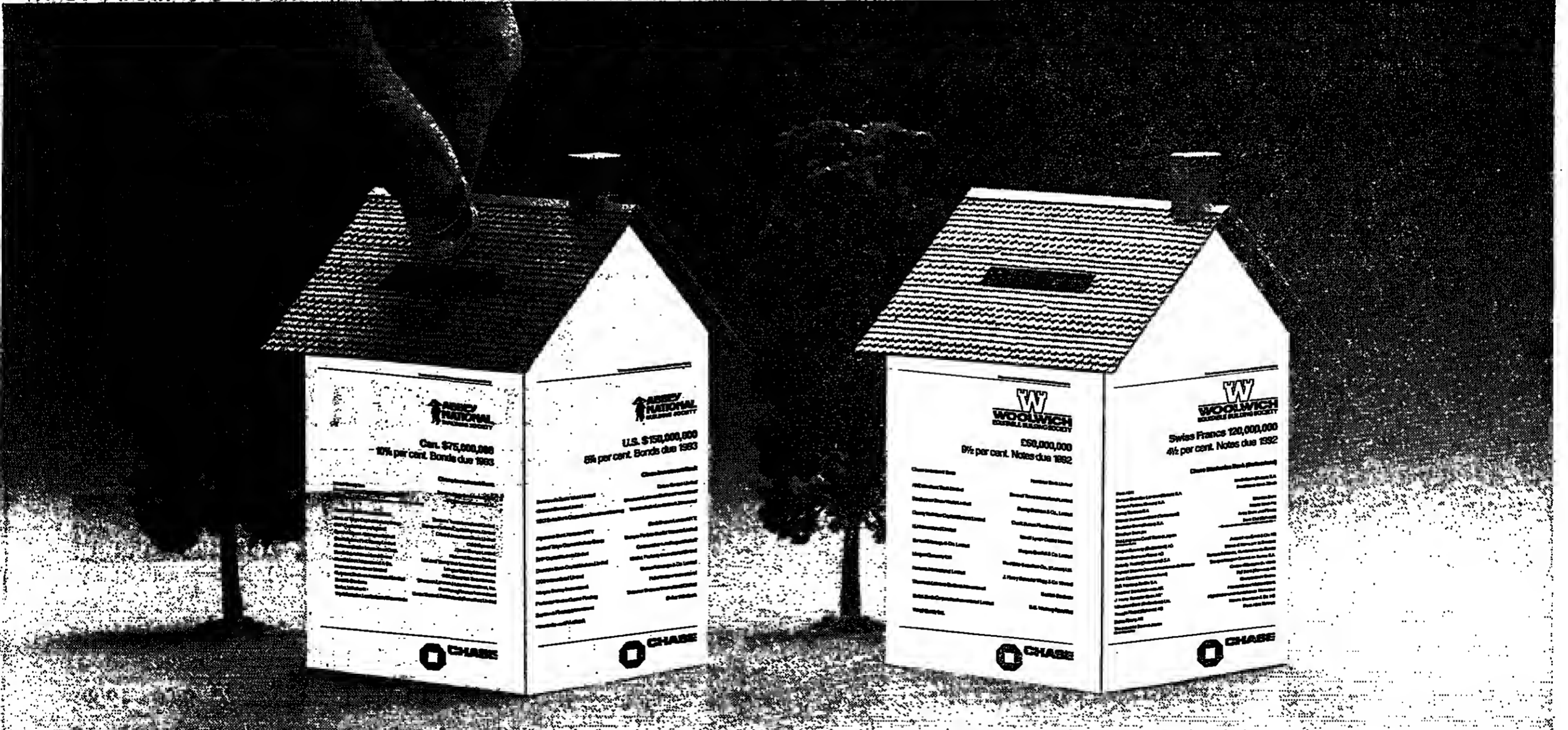
"Critics have warned of the danger of becoming a PLC. They overlook the danger of remaining mutual, which could involve becoming victims of squeezed margins and eventual decline. The temptation to equate mutuality with motherhood, and PLC status with rapaciousness, is simplistic, wrong and insulting to both mutual and public limited companies."

This clarity of vision contrasts with the more cautious statements made throughout 1988 by the Halifax, the largest of the country's building societies, which exemplified the movement's traditional attachment to prudence in the year-long run up to its own decision not to go for immediate public quotation.

In a movement which traditionally had only two, undifferentiated products - one for savers and one for borrowers - the Abbey's flamboyance in advertising, its commitment to growth, its catholic choice of chief executives and its careful nurturing of contacts in Parliament, go some way towards explaining why Britain's second largest building society should be the first to announce that it intends to graduate from mutuality. Jemima Kallas



Clive Thornton: assertive style



Where do the Building Societies go for advice about money?

Not surprisingly, they turn to the experts. Chase Manhattan.

Because of our in-depth knowledge of the Building Society industry and its financial requirements, backed by a global network, which uniquely qualifies us to address and resolve strategic issues.

Together with our undisputed skill in bond issues,

including deals in sterling, US and Canadian dollars and Swiss francs.

We're also the leading swaps house in this area, offering swaps in the largest number of currencies. (Not to mention handling FX, off-balance sheet and securitisation products.)

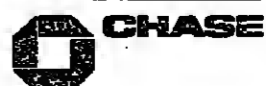
In fact, when it comes to providing advice and

finance, there's simply no-one better.

Which is why we have such long-standing, close working relationships with some of the country's leading Building Societies.

So anyone wanting us to help them fill or empty their money-boxes should contact Phillip Aspinall or Paul Rowbotham in London, on (01) 726 5550.

The Chase Manhattan Bank, N.A. is a member of TSA and IMRO.



BUILDING SOCIETIES 6

**The risk of relying on depositors' funds is that they are too fickle
Buying wholesale has its appeal**

BUILDING SOCIETIES, flush with depositors' funds, show no signs of turning away from the wholesale money markets to raise fresh cash. If anything, the societies have been among the most active users of the Eurobond markets in the first few weeks of 1989, launching seven issues totalling nearly \$700m.

Building societies have come a long way since the pre-stock market crash days of 1987 when they competed so fiercely for depositors' funds that the cost of retail money actually rose above that of wholesale funds. But those days taught the societies a sobering lesson about just how fickle their retail customers could be. Societies with access to the retail markets vowed never again to become too dependent on them for funds.

"We are flush with cash - that's the situation right now. You've got high interest rates and lessening mortgage demand," says Mr Simon White, assistant treasurer in charge of capital markets at Halifax Building Society, the UK's largest. "But we keep going to the wholesale markets because it's prudent liability management. It's necessary for us to diversify our sources of funds as much as possible."

Should the high UK interest rates subside and the stock markets inches return to their pre-crash highs, Mr White says there is little doubt that building societies would once again find themselves quickly losing their retail deposits.

The steady stream of capital markets funding has continued, despite the fact that wholesale money is now more expensive than that raised through retail deposits. While building societies are loath to disclose their cost of funds, the average rate of retail money is well below London interbank offered rates.

Mr Mark Abbott, a specialist in corporate finance for building societies at UBS Phillips and Drew, notes that societies are trying hard to cultivate a reputation among the institutional investors who buy their paper in the wholesale markets. "The larger societies want to keep their name in the market," he says. Societies are taking the view that it is necessary to make periodic appearances in the Eurobond markets with attractive issues, even if

the cash is not needed, in order to obtain the loyalty of these institutional investors.

Also, the wholesale markets have proved a quick way of raising cash to meet the record demand for mortgages seen in the UK in 1988. "Our mortgage lending was up 60 per cent in 1988 to £3.2bn," says Mr Peter White, treasurer at Alliance and Leicester, the UK's fifth largest building society. Even a massive increase in retail deposits would not have provided enough cash to meet that demand, he says. About 16 per cent of all Alliance and Leicester's funds are raised in the wholesale market, he says.

In late 1987, the percentage

below 20 per cent, but societies have the comfort of knowing they can raise that level if necessary.

Meanwhile, building societies have received a boost from the new international standards on bank capital adequacy. The risk weighting on their securities, which determines how much capital bank investors must hold against them, was cut to 50 per cent from the initially proposed 100 per cent. When the Bank of England announced the reduction last December, prices of floating rate building society notes rallied strongly. Now, margins on new paper are typically no more than 10 basis

points, down from 18 to 20 basis points over a year ago.

But because building societies are relative newcomers to the international capital markets - the first issues were not launched until 1983 - they have had their work cut out for them in trying to educate potential investors.

For one thing, the industry has been tarred by the brush of the US savings and loan industry to which it is frequently compared. "We've spent a lot of time talking to investors and saying 'We are not a savings and loan'," Among other things, building societies are careful to point out that they do not suffer the asset-liability mismatch that got their Ameri-

"They want to keep their name in the market"

of building society liabilities that can be raised in the wholesale markets was increased to 40 per cent from 20 per cent, partly as a result of lobbying by building societies which were having trouble competing with UK unit trusts. Several societies, by mid-1987, were close to the 20 per cent ceiling and feared they would have to cut mortgage lending if retail deposits did not increase.

However, just as the ceiling was raised, UK stock prices crashed, sending small investors racing back to the safety of the interest-bearing building society accounts. So the average percentage of building society liabilities raised in the wholesale markets is still

points, down from 18 to 20 basis points over a year ago.

As a result, the Bank has indicated that it will approve sterling issues with put options before the fifth year only if the post-put rate is spelled out at launch. Post-put rates tied to a margin, such as that on Abbey National's deal, will not be approved.

The Bank's refusal to bend its rules on five-year securities has been a disappointment for building societies. Mr White notes that the only way for building societies to issue shorter paper is to call the securities a certificate of deposit on which minimum denominations are £50,000.

The only way round the restriction, he says, would be to take a step used by the banks but currently forbidden to the societies. It requires establishing an offshore financing subsidiary and issuing securities through that mechanism.

Lead managers for the issue, J P Morgan, are credited with having designed a security allowing Abbey National to take advantage of the much more attractive swap rates available in the two to four year area. But the securities caused a storm of protest from other UK banks which felt that the Bank of England had allowed an end-run around its own rules.

As a result, the Bank has indicated that it will approve sterling issues with put options before the fifth year only if the post-put rate is spelled out at launch. Post-put rates tied to a margin, such as that on Abbey National's deal, will not be approved.

The Bank's refusal to bend its rules on five-year securities has been a disappointment for building societies. Mr White notes that the only way for building societies to issue shorter paper is to call the securities a certificate of deposit on which minimum denominations are £50,000.

The only way round the restriction, he says, would be to take a step used by the banks but currently forbidden to the societies. It requires establishing an offshore financing subsidiary and issuing securities through that mechanism.

Norma Cohen

MR JIM BIRRELL became chief executive of Halifax Building Society last summer, running the world's largest building society from a brightly lit room with walls of plate glass which looks down on a panorama of streets, roof tops and church towers far below.

In relaxed moments, Mr Birrell gazes down at the town, marking with satisfaction the architecture of solid 19th century church towers, his view pausing a little less happily on some of the large buildings which have gone up in the last few decades.

Mr Birrell grew up not far from Halifax. His father, an English teacher and lover of Shakespeare, was deputy head master in Thornton's Grammar School in Bradford. His son, who trained as an accountant, worked with several firms in Bradford before joining the Halifax, inheriting a strong sense of commitment, appropriate to the head of an organisation which takes a discreet pride in occupying the high moral ground of the building society world.

"Nowadays I describe myself as a shrewd altruist," Mr Birrell says. "When I joined Halifax, I was very attracted by the idea of working for an organisation with a clear social purpose. I very much believe in the need for firms to make a contribution to the community in which they operate."

"I would describe myself as a reformed radical," says Mr Birrell. "But when I joined the society, I came with very strong views and I still think there is a duty to add to economic and social betterment."

Jim Birrell entered the Halifax at the relatively late age of 35 in 1963, 13 years after he had qualified as a chartered accountant in 1950. Beginning on the auditing and financial side, he became Assistant General Manager after five years and Secretary of the society. His years on the financial side with the general manager were

PROFILE: JIM BIRRELL

How the Halifax keeps its cool



Jim Birrell: plans to set up European operation

followed in 1982 by a move to be regional manager in London, taking him out of the North for a while.

Mr Birrell is conscious that the society's character is shaped by its location. Halifax executives sometimes like to imagine how the society would have developed if it were London-based. Mr Birrell does not believe that there are any serious problems that come from being in Halifax. "I can get to morning meetings in London in good time when I need to do so," he says.

"We operate in a mature marketplace where we must develop our range of services"

The key change in his career came when he became marketing general manager in April 1985, a job which he held until 1986. The appointment involved a switch from looking at things from a financial perspective to looking at them as a marketer.

The change did not come effortlessly but it was profound and permanent. Today Mr Birrell says of himself: "I see myself as a marketer with a financial background."

He has also developed a strong belief in hands-on management. At that point he drew breath in early 1987 with a three-month sabbatical at the Harvard Business School where he took part in the Advanced Management Programme.

Only months after his return, in December 1988, he was made operations director of the society and moved into line to succeed Mr John Spalding as chief executive on his retirement last summer.

some European operations over the next three years," he says. "We must do it realistically, and this is very new for us. But of course our main concern will always be the UK market in the foreseeable future."

More generally given the increasing competition of retail financial markets, he says that he is pushing for "a more entrepreneurial style for our new businesses" while accepting that Halifax's traditional core business in the savings and mortgages markets is going to remain dominant.

An example of successful diversification, he cites Halifax's estate agency operation on which the society spent £100m in goodwill last year, and plans to continue with substantial further spending in the property markets.

"Our new areas of business which will operate as separate business units, though with clear business working targets for their performance," he says.

Outside business hours, Mr Birrell says he "plays bad golf, and walks." He is also an enthusiastic amateur archaeologist and is chairman of his local archaeological society.

His two daughters are now both married, with one living in London and the other in New York.

Mr Birrell's tranquil personal style is very much in tune with the corporate spirit of the Halifax, and contrasts strongly with those of chief executives in smaller societies.

Yet Mr Birrell - who can expect to lead Halifax well into the 1990s - is plotting one of Europe's largest financial institutions through a period of swift and far-reaching changes for the industry. His years as chief executive are likely to be among the most formative in the society's history.

David Barchard

THE SMALLER FIRMS

Goliath may not suit little David

MENTION the words "building society" to many people in Britain and they are as likely to think of a small local society as of one of the top half-dozen giants. For 56 per cent of societies hold only 2.5 per cent of the industry's total assets.

The counterparts in banking have long since disappeared and even in the estate agency business, the winds of change are blowing strongly as large groups emerge to take the place of small independent local firms. With so much concentration going on in most retail industries, small building societies look something of an anachronism.

Not unnaturally, some of the larger societies are eyeing smaller societies as a way of growing larger. Cheltenham & Gloucester, for example, regularly holds discussions on mergers with small societies, pointing out to them the benefits of going in with a larger group. The advantages to the large society are that it can build up its asset base and branch network. The staff of the smaller society get security and access to a much wider range of products.

The chairman of the smaller society can expect to be made a regional director of the larger one, or sometimes even to get onto the board. But how often will a small society be best advised to exit from the market in this way?

In June last year, Britannia, the ninth largest society, pub-

"Are branch offices needed if funding can be provided more cheaply?"

lished a specially commissioned report on the future of the industry. Its prescription was that strength would come through mergers to create a few large societies.

"The only significant institutions providing mortgages on a mutual basis in 10 years' time will be a group of six to 10 building societies, each with assets of £10bn to £15bn," said the report, specially commissioned from Professor Victor Morgan, emeritus professor of economics in Reading University.

"Ridiculous," says Mr Michael McCarthy, managing director of Walthamstow (asset size £287m in 1987). "The large number of joint stock, merchant, and foreign banks and investment houses indicates that there is room for a large number of building societies operating in differentiated markets."

Mr McCarthy is a conscious niche player who has decided that Walthamstow should go for the mortgage market and regard funding as a separate entity. "The question is," he says, "whether there is a need for branch offices if funding

can be provided more cheaply through the wholesale markets or out of the pages of newspapers."

He disputes claims by the larger societies - echoed in reports by Britannia and later by Woolwich - that while they can provide the whole range of banking services there may be no future for building societies.

"There are opportunities for separate finance companies, mortgages, mortgage account servicing companies as well as fully integrated banking operations," he says.

Walthamstow has focused on the twin goals of profitability and growth, identifying the marketing of higher return mortgages as its major profit-making activity. To do this, like the centralised lenders, the society has gone out of its way to devise policies to meet the needs of intermediaries.

The society's 12 branches are geared mainly to marketing mortgages and while it relies on advertising in the national press and wholesale money markets for funds. Rather than raise funds first and then using them for mortgages, Mr McCarthy believes in getting mortgage business first and then getting the funding.

Mr McCarthy shut some of the society's branches in the North-West in order to free resources to concentrate on the South-East. He also identified particular places where things were going on, where "long-term employment and economic buoyancy might generate extra business."

Likely developments to produce business opportunities in Walthamstow's catchment area include the Channel Tunnel, Docklands housing projects, Stansted airport, the Dartford Tunnel bridge, the M11 link across the Thames near Dockland and the electrification of the Eastern Region railway lines.

Using these policies - and a clutch of deliberately eye-catching innovative products such as 40-year mortgages, roll-up loans, and higher income multiples - Walthamstow claims to have outperformed most of the industry in selected areas.

Walthamstow's achievement has parallels elsewhere. Norwich & Peterborough (a rather larger society with 58 branches) has opted to become a regional bank offering a highly diversified range of services.

For very small societies, the future looks bleak. A study by McKinsey, the international banking consultancy group, predicted that by 1992 the number of building societies could have fallen to 50 or 60 - around half the present number. But unlike the other reports cited in this article, McKinsey predicts that medium-sized societies can go on playing a significant role.

To do so, the firm says that societies will have to make

some clear decisions about not only their product range but also the degree of vertical integration appropriate to them.

"Full vertical integration may no longer be appropriate for smaller institutions," warns the report. One suggestion is that small societies could become pure selling organisations, originating mortgages

Skipton is making money by doing others' mortgage administration

and marketing savings products but leaving production and processing to larger third parties.

Smaller societies will also have to gain access to professional treasury skills to handle a wider range of treasury risks.

McKinsey suggests that small building societies may want to shed back office operations. However Skipton, one of the most successful of the smaller societies, is making

money by doing mortgage administration for others. Alongside its own mortgage book of £1bn, it is now administering £1bn of other people's mortgages, including the entire book of Kleinwort Benson, the London merchant bank.

Other small local building societies relying on the entrepreneurial flair of their managing director and a strong local following can still have a place in the market, relying on a detailed knowledge of a small community. Beverley (assets £15.7m) and Scarborough (assets £257m) in Yorkshire are examples of small but vigorous societies.

These societies however have not only to battle for market share with the giants. They also have to recruit good executives. A few weeks ago Mr Peter Gargett, Scarborough's chief executive, resigned. Under him Scarborough had attracted something of a nationwide reputation. Now the eyes of the industry are on the society to see how it will do under his successor.

David Barchard

RECORD GROWTH AND PROFITS FOR CHESHUNT BUILDING SOCIETY

The assets of Cheshunt Building Society increased to £308.7m for the year ended 31st December 1988 with record pre-tax profits of £5.05m.

1988 financial highlights:

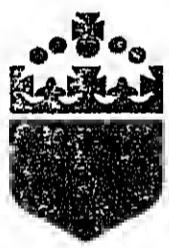
- *Record pre-tax profits of £5.05m (1987: £3m) an increase of 68.3%
- *Record post-tax profits of £3.26m (1987: £1.93m) an increase of 69.2%
- *General reserve increased to £15.05m (1987: £11.6m) an increase of 29.4%
- *Assets total £308.7m (1987: 232.7m) an increase of 32.65%
- *Record amount advanced of £124.4m (1987: £66.3m) an increase of 87.5%
- *Record net retail inflow of £52.7m (1987: £23.9m) an increase of 120.9%



Allan Reece, Cheshunt's Chief Executive said: "Cheshunt's rate of expansion and growth in profits were most satisfactory in the face of intense competition. The level of mortgage lending was particularly gratifying when one considers the number of organisations now offering mortgage finance."

Cheshunt BUILDING SOCIETY

CHIEF OFFICE: 100 CROSSBROOK STREET, WALTHAM CROSS, HERTS, EN8 8J
TEL: (0922) 26261



Royal Insurance

**The U.K.'s
Leading
Building Society
Insurer**

Royal Insurance (U.K.) Ltd.
P.O. Box 144
New Hall Place
Old Hall Street
Liverpool, L69 3EN

MINDING YOUR OWN BUSINESS

So you want a loan to set up your new venture? Roger Bardell explains the way to go about it
How to make your bank manager happy

BANK MANAGERS often feel like the beast — as in Beauty and the Beast. We believe we are feared and unloved undeservedly despite our natural warmth and affection.

Perhaps it is just a lack of communication that makes us rank so low in public esteem. Research shows that we rate around the level of estate agents and salesmen. That might, of course, be appropriate now that we are involved in both those professions.

Bank managers are alleged to take delight in turning down requests for loans while, at the same time, lending irresponsibly. We are supposed to avoid seeing customers while, at the same time, always managing to be engaged. And so the contradictions go on...

Our charges are supposed to be excessive. Yet, anyone who has missed the series of free banking initiatives over the past 18 months must have been living on another planet (and certainly should have compared our fees with those of accountants).

As for helping small businesses or business start-ups, it is true that we do sometimes have to seek further information and even turn down requests for loans on the basis that bank finance is not appropriate for the scheme con-

cerned, or that the business cannot generate sufficient income to repay, or even that the scheme itself is completely dotty.

I would point out, though, that just because you think crocodile wrestling is the greatest relaxation imaginable, it does not follow automatically that spending £100,000 on a Crocodile Fight Training Centre is a viable business initiative.

One of my favourite encounters was with a charming and persistent customer who had no job or income but who wanted funds to travel to South America in order to start a silver mine. He was supposedly confident of success. I felt that Lloyd's Bank shareholders might see things differently. When I said: "No, no, definitely not, under any circumstances," his confident response was: "Well, can I speak to someone who can make a decision?" He reminded me of the football manager looking for "a result."

The truth is that bank man-



agers like to help, because a satisfied customer is an excellent source of new business. Small businesses make satisfying customers as problems are shared with them. And, of course, we do need to make a profit.

While there can be no cast-iron, guaranteed way to obtain funds from a bank, some carefully considered plans, with assumptions which have been tested thoroughly, go a long way to help.

Looking at things from the

bank manager's point of view, he has a business to develop, too. With increasing competition, existing customers have to be retained and new ones wooed.

Don't try to persuade the bank manager to say "yes" to a shaky proposition. That doesn't do anyone any good. The business plan (an almost mandatory document these days before the serious talking starts) must lead substance to the proposal. It must support the people involved, give cred-

ibility to the declared aims, and set out answers clearly to questions that the manager could only discover otherwise after a long interview.

Presentation is important when going to the bank for money, although packages set in the way you might think. Glossy productions, bound expensively, with artists' impressions of the proposed factory, do little to win the bank manager's heart. I once told a group of accountants that I would rather see a few

figures scribbled on an envelope by the proprietor of the business than a 100-page "glossy." They showed some incredulity, but I think I made the point that the medium must not be allowed to take over the message.

It is also a good idea to be familiar with the contents of the business plan and other information you are offering to support your quest for cash. It is not at all helpful to the bank manager if you answer his questions with: "Oh, you'll have to ask my accountant that, he prepared the plan."

Cynics say that cash flow forecasts always have three features: they forecast peak borrowing in the first month, restoration to credit within nine months, and a substantial positive balance by the end of the year.

It is surprising how many do look like that, presumably on the ill-conceived basis of "let's spend the goodies as soon as possible and tempt the bank manager by showing him what a good account it will be

within 12 months." That will not work, I can tell you.

Your manager will study carefully four areas in your plan. These are:

■ The early months. The purposes of the initial drawings of the loan are vital. New BMWs for the proprietor and his family will not impress the bank half as much as they will the neighbours. A display of prudence at a time when funds are in short supply in those early days is far more likely to win the manager's support.

■ Always come clean. If you think you can raise additional finance without the bank's knowledge, forget it. Borrowing to cover the deposit on equipment to be bought on hire-purchase (or advance rentals on leasing transactions) will raise questions about the debt. The equity level, or debt servicing ability, must be realistic.

■ The top line. The "bottom line" is an expression that has become a cliché for modern life outside the financial world.

What is important in forecasts, however, is the top line — the sales projection. If this turns out to be adrift hopelessly, the cash projection will collapse in ruins, too.

The bank manager will need to be entirely comfortable with the figures, the assumptions behind them, and the projected time-lag between sales and collection of the debts. If there is a simple, most important part of the whole business plan, then that is it.

A good sales projection follows from analysis of the market and the competition, the range of potential customers, etc. It is vital because it affects the profit and loss account, the repayment of bank borrowing, and, ultimately, the growth of the business.

Finally, a tip. Don't regard your business plan simply as a means of borrowing money from the bank. Use it as a continuing source of reference for monitoring your business activity. If you exercise the discipline of self-monitoring, and take the trouble to tell your bank manager when real life is diverging from the plan, it will demonstrate that the business is being run properly — and do wonders for your credibility.

■ Roger Bardell is divisional manager of Lloyds Bank Small Business Services.

Roy Hodson meets a man who took his inspiration from the Roaring '20s
Vintage vans with hidden assets

IT WAS AFTER his 1927 Austin 12 delivery van bolted over and refused further work halfway up a hill, sulking in a cloud of steam, that Crispin Reed decided there must be more reliable ways to publicise his reproduction antique furniture business.

Then, fate took a hand. The strong pound in the early 1980s forced Reed and his partner to get out of furniture and look for another product. "The van came to mind," he says. "People were continually begging us to deliver in your cute little van." We used to dread every trip because it was so unreliable.

They started the Asquith Motor Carriage Company and began making delivery vans in the style of the 1920s, but with the reliable engines and chassis of the modern Ford Transit hiding under the glossy coachwork and mahogany trim. Wearing a striped blazer and a boater, Reed was pictured beside his first "vintage van" on the front page of a tabloid

newspaper. "Within 10 days, we had taken 240,000 in deposits against orders, such is the power of the press," he says. "The money enabled us to start serious production."

Five years later, and after some false starts and detours into cut-de-sacs, Asquith vans are chugging into world markets as fast as 45-year-old Reed and his work-force of 35 can get them out of their Essex factory. Last year he sold 60 vehicles — all derivatives of two models — and turned over £1m for the first time. The £20,000 Shire, which is based on the Transit, can either be a big van or a 12-seater courtesy coach while the Shireland, costing up to £14,000, is a small van using a Reliant chassis with an 850cc engine.

This year, Reed hopes to double output to 120 vehicles, providing Asquith Motor Carriage with a turnover of £2m. Already, his order book is full for the next 12 months. Half the vans will go abroad to Japan, west Germany, France,

Holland and Denmark where customers will use them mainly as mobile advertising.

But Asquith vans nearly came off the road for good quite early in their production life. Ford decided to change to a new Transit design, which meant the chassis would not be available for 18 months. Reed was faced with having to stockpile 50 Transit chassis costing £250,000 in order to stay in business while Ford re-tooled.

He spent "six interesting months" walking the pavements of the City of London trying to secure venture capital. He failed. "There was no money available for the sort of high-risk venture that I was seen to be." Back at the factory, his sign-writer was putting some flourishes to the art work on what Reed expected would be the last Asquith motor carriage. They chatted about the hard-headed money men up in London. Then, the sign-writer had a brainwave. He had heard that a local Essex industrial group, the pri-

vately-owned Hummable Holdings, was interested in new ventures. He turned out to be right.

By October 1984, Asquith was a wholly-owned subsidiary of Hummable and had a secure future, with backing of £400,000 to buy the Transit chassis and expand production. It also moved into lavish manufacturing space, some 60,000 sq ft of linked sheds and bays on the Hummable industrial estate at Great Yeldham, Essex. Since then, bottom-line profits for Asquith have been less important to its new owners than the long-term growth of the business. Almost everything earned has been ploughed back. A modest profit of £10,000 was made in the last financial year.

Asquith's German agent, who sold 26 of the vans last year, explored the possibility of making them in Germany. Eventually, he reported back to Reed: "The Germans have too much sense to build them. They are too complicated to

make profitably."

Production has turned out to be Reed's biggest headache. As everything on the vans is hand-made, after the Ford chassis has been modified by Asquith welders, it is a labour-intensive business.

The Asquith motor works does not resemble even remotely a modern, automated vehicle production line. Instead, the vans wind their way through the sheds at a leisurely pace, having a piece of wood added here, a glass fibre panel fitted there. Old skills and new are found side by side. Nine coats of synthetic paint are applied in modern sealed booths while wooden window frames are made and fitted by hand. In the final process, the signwriter and his assistants spend days transferring customers' rough art work to finished gold lettering and embellishments.

Meanwhile, the Ford Transit cabs which arrive with the chassis are removed and sold for £300 apiece, while the



Chugging into a profitable future: Crispin Reed with two of his Asquith vans

wheels are replaced by spoked wheels cast in aluminium by a Telford specialist.

As the Asquith vans are aluminium and glass fibre beyond the steel Ford chassis, they are not prone to rust and hold

their value. Five-year-old models are changing hands at their original purchase prices. But, as Reed points out: "They are already 60 years old when they leave the factory. We are the only manufacturer to

remove the depreciation before delivery."

■ Asquith Motor Carriage Company Ltd, Hummable Industrial Estate, Great Yeldham, Essex CO9 4EU (tel. 0787-237-622).

MINDING YOUR OWN BUSINESS

BUSINESSES FOR SALE

NORTH WEST (M/CR) SNOOKER CENTRE
17 YR LEASE
Principals Only No Time Wasters
Write Box H4239, Financial Times, 10 Cannon Street, London EC4P 4BY

Day Nursery
Large detached Victorian house. 1/4 acre. Spacious owners accom above nursery. Reg 40 children aged 2 to 5 yrs. 8am - 6pm Monday to Friday all year. Excellent reputation. Long waiting list. Only day nursery in Woking area. Turnover in excess of £120,000 pa with very good profit margins. £500,000.
Tel 0483 757507 ANYTIME

BUSINESS FOR SALE
A prominent group of English language magazines directed at foreign residents on the Costa del Sol and Balearic Islands are offered for sale.
Enquiries invited.
MRS GRAY, Tel 34 52 81 33 92 ext. Zamays 286, or Fax 34 52 82 71 49.

PCB MANUFACTURING FACILITY
Plated through hole and multilayer circuit boards. Established 1974.
Based South Midlands. 7,000 sq ft. Turnover 87/88 £380,000
For further information contact Mr. David Reid 0908 642712

HOVE, SUSSEX
NEW REST HOME (PERMISSION 20 PERSONS) Converted to high standard in compliance with current regs: Lift. Full gas c.h. Fr. carpets. Ready for business. £550,000 FREEHOLD.
St. John Vaughan, 72d Church Road, Hove, Sussex. Tel: (0273) 721041

CRAFT COMPANY
Small private craft company for sale. Profitable in 1988. Maybe of particular interest to architectural designer.
Principals only write Box H4416, Financial Times, 10 Cannon Street, London EC4P 4BY

FOR SALE
Old established 'country' retail business. 2200 sq ft approx. Selling best quality ranges of Ladies/Gents clothing, footwear, saddlery and fashion accessories, located in excellent character building York City. Good lease available. S.A.V. GP 47%. Suit specialist chain looking for established location in thriving tourist city. Core business development. Prompt sale.
Write Box H4417, Financial Times, 10 Cannon Street, London EC4P 4BY

WORLD INCOME OF £200,000 PER ANNUM INTEREST ONLY?
Well established business for sale including 3 Freehold buildings in central positions.
Proposals required from principals only. Apply to:-
GORDON KANTER & CO Chartered Accountants, Clarendon House, 181 St. Andrew Street, Edinburgh, Midlothian, HNS 8TP

PORTUGAL
FOR SALE in Lisbon well situated 150 sq m freehold warehouse offices near port and City area equipped with turn & comm facilities. Most suit specialist importer. Also available approved foreign regd co. Serious enq only.
Write Box F8689, Financial Times, 10 Cannon Street, London EC4P 4BY

BUSINESSES WANTED
WANTED TO PURCHASE COMPUTER DISTRIBUTOR/WHOLESALE
An International Group seeking to expand in the UK wants to purchase all or part of an existing Distribution Company - Opportunity would particularly suit a company requiring additional finance to fund growth as well as the introduction of new product ranges (primarily for PC Based Hardware, Software and Peripherals).
Reply in strictest confidence to Box H4265, Financial Times, 10 Cannon Street, London EC4P 4BY

ENTERTAINMENT PLC
wishes to purchase or take interest in London based Give Away (Free) magazine.
Contact Mark on 01-733 9593

BUSINESS SERVICES
Financing and management skills for the growing business
TOOKE RAM
Accountants, advisers and consultants
10th New Cavendish Street London W1W 7TA
Telephone John Ram or Philip Lambert 01 831 5222

LEGEND DESIGNS
BROCHURES & LOGOS
If you are starting a business or looking for a new company image
Call 01 581 8870

ARE YOU LOOKING FOR AN EXCITING INVESTMENT WHICH COULD PRODUCE A SUBSTANTIAL LONG TERM REGULAR INCOME?
TEXAS COASTAL PETROLEUM is an established Dallas-based company with an unrivalled reputation for drilling commercially productive oil and natural gas wells. Using a combination of specially developed magnetic, seismic and satellite imaging search techniques, Texas Coastal Petroleum can pinpoint hydrocarbon deposits with considerable accuracy. During 1988, Texas Coastal Petroleum operated 3 drilling partnerships (5 wells) in SE Texas all of which were successful in locating oil and gas in commercially productive quantities.
SOUTHWEST SUNSET MILLER PROSPECT This Partnership is now being formed to drill 2 deep gas wells in SW Louisiana. Realistic R.O.I. projections show that a \$10,000 General Partnership Unit could produce a 10 to 1 return with payback in 15 months.
For further details ring 0784 346777 - or write to
Texas Coastal Petroleum, Runnymede Malthouse, Runnymede Road, Egham, Surrey, TW20 9BQ

FOR SALE ENTERPRISE ZONE
INDUSTRIAL UNITS 100% IBA's
* 100% tax relief on new buildings
* Competitive yield
* Excellent location
* High quality design and construction
* Location in attractive business park
* Available in one lot at £6 million or in 2 lots at £3.5 million and £2.5 million
Telephone Colin Warren on 07404 811 for further information

AIR CHARTER COMPANY LONDON AREA
A profitable Air Charter Company with turnover in the last six months of 1988 in excess of £450,000 requires new partner and shareholder to provide additional investment for future expansion. Owners would consider outright sale under the right conditions. Principals only.
Please write Box F8672, Financial Times, 10 Cannon Street, London EC4P 4BY

SMITHFIELD OFFICES
Superb period building offering attractive small office suites at competitive rates. High quality refurbishment. Excellent natural light. Ready to move into with Fax, Xerox, telex installed.
Tel: 01 253 2126

VENTURE CAPITAL
Finance for expansion, new ventures, and MBOs, from an industrial investor is a rarity in the U.K. We invest for capital gain and offer a unique pragmatic approach. See if we can help you
Johnston Development Capital Limited
Johnston House, Hatchlands Road, Redhill, Surrey RH1 1BG
Telephone: (0737) 242466 Telex: 27641 Fax: (0737) 221082 A Fairsair Member

GIBRALTAR - Commercial and Residential Property
Large range of Freehold and Leasehold high-yielding property available. For details and inspection visits, contact:
Michael Stagnetto, Dominion Management International Limited, Dominion House, 49 Parkside, Wimbledon, London SW19 3NB
Tel: 01 946 5522 Fax: 01 947 4770

U.K. Manufacturer of Natural Toiletries and Cosmetics
has overseas rights available.
Phone 0656-766566
Fax: 0656-50456
Tx: 497058 NBRCOS

HOTELS & LICENSED PREMISES

RARE OPPORTUNITY
Hotel *** 65 rooms.
For Sale in Monaco - Monte - Carlo (300m from the Casino)
Price approx £8,500,000.
if seriously interested call France 62836874

LEGAL NOTICES
No. 006478 of 1988
IN THE HIGH COURT OF JUSTICE CHANCERY DIVISION
IN THE MATTER OF WAGON INDUSTRIAL HOLDINGS P.L.C.
- and -
IN THE MATTER OF THE COMPANIES ACT 1986

EDUCATIONAL
GIEL IN FRANCE
LEARN TO SPEAK FRENCH BY TOTAL NATURAL IMMERSION with French participants by 7 intensive days in the DORDOGNE Chateau LA VALOUISE
Tel. 53 91 44 28 11 Lefevre CIEL, BP 1840 24490 LA ROCHE CHALAIS, France

PERSONAL
NEGLECTED GARDENS, INDUSTRIAL/COMMERCIAL BUILDINGS, YARDS & DEPOTS purchased for creation of quality new homes in South East. Please telephone James Ash-Smith of Temple Estates Ltd. 01-790 4320 for confidential no obligation discussion or viewings. Roney Road, Rockingham, LONDON SW16 5DU
AUTHORS Your book published. For details: FT, Escalibur Press, 1 Euston Place, London WC2 3JA.

PROPERTY

Forest wealth belt

AFTER THE past couple of years of headache-making news and lay-offs in the equity markets, it might well be time to start thinking about some alternative to the traditional description of a wealthy housing area as part of a "stockbroker belt."

The "currency dealer belt" might fit the bill, but for the fact that most such traders rarely get the time to notice where they commute from in the dark. As for "insurance broker belt," that sounds too much like an area where every house has three Neighbourhood Watch signs and six burglar alarms over the door. Perhaps readers might oblige with their ideas.

Whatever the generic description, the New Forest has long ranked as a wealth belt on the strength of demand for homes a couple of hours' drive from London with



padlock space for the family ponies and the Solent nearby on which to play or watch the boats. And Paul Jackson, now a national director of GA Town and Country but still also the man at the head of its constituent agent, New Forest specialist Jackson & Jackson, has a rare crop of major freehold houses for sale within the forest.

A good example of the suburban polish that distinguishes so many of the bigger houses in the area after successive generations of improvement. It's a 17th century, Grade II-listed, six-bedroom building set in 8.5 acres in Beaulieu. The original house is faced with stone from the pre-Reformation and Dissolution Beaulieu Abbey,

but modernisations and add-ons have extended the property to include three bathrooms, a playroom, smartened-up outbuildings (including three loose-boxes) and a self-contained, two-bedroom cottage near the house. GA Town & Country (tel. 0890-78925) is asking "over £750,000" for the freehold.

Farmhouse French without tears

IT CAME as a bit of a shock to realise that I had done something fashionable. My wife, her brother, his wife and I had just become joint owners of a long, low, three-bedroom converted farmhouse in the Pas de Calais, near the French town of Hesdin.

My wife and I had spent a couple of days looking at small country houses in Normandy at the end of our August family holiday and thought prices, compared with those in south-east England, were too reasonable to ignore. The Normandy farmhouse is one of the most attractive types of residence in Europe.

However, Michael, my brother-in-law, and his wife preferred the Pas de Calais and we eventually saw the advantages. The main one was travel time. They can travel home to Chatham, Kent, in less than four hours and it doesn't take much longer to our home in south-east London.

We have a weekend home in a travel range that would take in south Yorkshire and the Welsh borders and at a price that could not be matched this side of remoter Scotland.

Buying it was fairly painless. My wife and I went to France on a Thursday in late August. We wasted a day with an immobilier (estate agent) at Boulogne, then went on to Hesdin. There an agent showed us three places: one a wreck, another too big and too enclosed and the other possible but dear.

Michael and Patricia joined us on the Saturday and we showed them the possibility, but it was damp. A different agent took us to another house, under the edge of the Forêt d'Hesdin, and that was it.

The owners - I shall call them the Grosjeans - used it as a weekend retreat. They were charming, lived near Lille and he was a tiler. The whole place was in seamless order. The only drawback, if it is one, is the size of plot at 42 acres it is more than an acre.

The Grosjeans wanted FF400,000 (about £38,000 at the then current exchange rate of FF10.6 to the £). When we got back to the office of the immobilier we received the bad news - we had expected les

fruits, the expenses, to be steep, but not 20 per cent. (There is a heavy tax on property sales, plus the fees of the notaire, the lawyer, and the agent.)

We dug our heels in and persuaded the agent to reduce his fee by FF8,000 to FF22,000. Later the Grosjeans trimmed their price by FF10,000, which left a total cost of FF460,000.

When my wife and I returned to England we began to get cold feet, but our partners carried us on and we agreed to buy. The agent was persuaded to accept a deposit of just his fee rather than the 10 per cent of the total he had first sought. We transferred the money via Crédit Agricole in London on September 20 and we were committed to buy.

That the final acte de vente took so long was partly because it is a bureaucratic process involving regional and Paris land registers and the workings of the notaire - who acts for the state as tax collector, as land registrar and adjudicator, but not for us who paid him - and partly because it was convenient for us. And,

fortunately for us, the pound had moved to 10.9 against the Franc. The Grosjeans face a further wait of some weeks before they see their money.

With the level of expenses at up to 20 per cent, this is not a game for a speculator. Prices are not likely to rise quickly, the region is economically depressed and most French weekenders do not care for this muddy corner. There is a lot of derelict property available for those that like that sort of thing.

But commercial interest might better be aimed at the breakup of larger manors into apartments for weekenders from south-east England prepared to regard the area as a hit of Kent beyond the Channel.

What we think we have bought is a bit of a country we like, a weekend house for ourselves and our children, kindly neighbours (our hamlet has three houses, the farmer, the widow and us), a spur to improve our poor French, a worry and a small adventure.

R.P. Clarke

PRUDENTIAL Property Services

HYDE PARK OFFICE 30 Connaught Street, W2 Tel: 01-262 4950
HYDE PARK GARDENS, W2 £250,000
GLOUCESTER TERRACE, W2 £275,000
WESTBURY TERRACE, W2 £775,000
LITTLE VESICE OFFICE 26 Clifton Road, W2 1SA Tel: 01-266 4072
LAURENCE ROAD, MANSION, W2 £248,000
ALBANY STREET, W2 £250,000
HANDOLPH CRESCENT, LITTLE VESICE W2 £280,000

WESTBURY OFFICE 37 South Audley Street, W1Y Tel: 01-629 4513
LITTLE CREST STREET, BELSHAM, W11 £200,000
CLYDE PLACE, BELSHAM, W11 £280,000
KENSINGTON OFFICE 116 Kensington High Street, W8 01-937 7244
DURRILL HOUSE, WARRICK GARDENS, W8 £775,000
ELVINGTON PLACE, WARRICK GARDENS, W8 £775,000
ACORN & ELMWOOD, WARRICK GARDENS, W8 £248,000
CHELSEA OFFICE 2 Cole Street, SW3 3DU Tel: 01-859 5211
CHAMBER COURT, CHELSEA GARDENS, SW3 £100,000

PICCADILLY OFFICE 27 South Street, SW1 4RR Tel: 01-814 9956
DORLANDS OFFICE 2 Dorland Street, SW1 8HP Tel: 01-838 3921
LONDON BRIDGE OFFICE 20 Toxteth Road, SE7 2UR Tel: 01-857 9911
SURREY OFFICE 115 St Johns Road, London SW16 £225,000
SURREY OFFICE 115 St Johns Road, London SW16 £225,000
SURREY OFFICE 115 St Johns Road, London SW16 £225,000

A GENUINE BARGAIN!
Chelsea town house off King's Rd. 3 bed, 2 bath, lge rec/kit and dining rm. Gutted, refurbed and interior designed in last 3 mths. £60,000 spent. All fix/fits, carpets, curtains, kit, appis, new and inc. MUST SELL £250,000.
Tel. 01-376 4435
01-607 0341.

ONSLOW GARDENS SW7
A light and superbly presented maisonette with large principal rooms and direct access to communal gardens. Entrance hall, drawing rm. (with french doors to garden), 2 beds (main with french doors to patio), 2 baths (1 ensuite), fully fitted kit, including carpets, curtains & mirrors. Leasehold 611 years £295,000.
01-376 3026

4 bedroom house in exclusive new private mews. OFF Highbury Grange, NS
Offered at £10,000 below the developers asking price for quick sale. Large reception, luxury fitted kitchen, 4 beds, 2 baths (1 ensuite), roof terrace, garden, private parking with electronic security gates & video entry to mews.
£220,000
01-232 2232 Ex. 225 day or 01-226 6181 Even & Wkends

BATHROOMS
CZECH & SPEAKE OF JERMYN STREET
MAKERS OF FINE BATHROOMS
The Czech & Speake Bathroom, as mentioned in discriminating estate agents' particulars, is the only bathroom brand to give added value to your home.

INTERNATIONAL PROPERTY
GOLF del SUR GOLF AND COUNTRY CLUB
Ideal investment on the Golf del Sur complex. 31 villas with full amenities including pool, etc. Ready for business end of February '89. Fantastic opportunity to acquire ready-made business investment on Europe's premier resort which has a twelve month season.
Also for sale, building plot with showhouses and offices already constructed. Site has full planning permission for 78 luxury villas. Price to be agreed with vendors. Note: Only serious enquirers need apply.
Sole agents for de-luxe Alamo villas. Superb villas set in their own grounds - £150,000 upwards. Showhouse now open.
Golf del Sur UK Sales
Trinity Business Centre
305-309 Rotherhithe Street
Surrey Quays
London SE16
Telephone: 01-232 2470/01-232 0121
Fax: 01-231 0626

ANDRE LANAUVERE & Co
FRENCH COUNTRY PROPERTIES
Handsome Castle in need of total refurbishment. Situated in an enclosed park of over 20 acres. Ground Floor: Numerous large reception rooms covering about 3000 sq. ft and 2nd Floor: 20 Bedrooms, office and cellars. Double-glazing to be restored about 1100 sq. ft. Game Room, Reception room, kitchen and 2 bedrooms. Ideal subject for development.
FFR 2,000,000
Numerous properties from £20,000 for a cottage rising to £200,000 and up for a Château. We have an in depth knowledge of the country, we do the practical advice and we can help you to deal with all matters related to the purchasing of properties in France.
8 Old Bond Street, London W1X 3TA. Tel: 01-499 0057 FAX 01-493 5229

LAND FOR SALE
CRANBROOK, KENT
Tunbridge Wells 15 miles, London 50 miles
5 1/2 ACRES RESIDENTIAL BUILDING LAND
With outline planning consent for high density residential development
FOR SALE BY TENDER
ON 16TH MARCH 1989
Bernard Thorpe
150 London Road
Tunbridge Wells
Kent TN11 1DA
(0892) 511611

RENTALS
BRUCE PARTNERS
ARE YOU LOOKING FOR A RENTAL PROPERTY IN CENTRAL LONDON?
We have a large selection of property, from family houses to one bedroom flats, furnished and unfurnished, short and long lets, in every price range.
PLEASE CONTACT AMANDA NEWBERY OR KATE EARLE ON 01-837 9884
ST. JAMES HOUSE, 10 KENSINGTON SQUARE, LONDON W8 4SD
01-937 2017-22-3333

EDINBURGH WEST END Belford Court
Very large, two and three bedroomed flats with an impeccable specification, situated within a few minutes of Princes Street and the Financial Centre of the City.
Belford Court also enjoys an almost rural outlook with spectacular views over the Dean village and Water of Leith.
Prices from £97,000
Details from:
Coopers Estate Agents
142 Rose Street, Edinburgh EH2 3JE
Tel: 031-226 8766
Or:
Jackson-Stops and Scott
14 Curzon Street, London W1Y 7FH
Tel: 01-480 8291

COUNTRY PROPERTY

STRUTT & PARKER 13 HILL STREET BERKELEY SQUARE LONDON W1X 8DL 01-629 7282
PRIME SALMON & SEA TROUT TIMESHARE FISHING IN SCOTLAND
Strutt & Parker have been appointed sole agents in the sale of over 170 timeshare rod weeks. They are on five high quality beats on some of Scotland's best known and most prolific rivers.
The timeshares are for perpetuity and can be passed from generation to generation. Prices range from £950 to £25,000 per rod week (no VAT is chargeable). All beats have full time baiters or gillies and are professionally managed.
For full details contact:
Edinburgh office: 26 Walker Street, Tel: 031 226 2500. Fax: 031 226 2508.
KENT-NR FAVERSHAM, Ashford 15 miles. A handsome 18th century Grade II listed village house with detached annexe. 3 receptions, breakfast rm, kitchen, boot rm, 4 bedrooms, bathrm. Gas CH. Detached annexe with 1 bedrm, bathrm & studio rm. Walled garden. About 3 1/2 acres. Region £240,000. Canterbury office: Tel: (0227) 451123. Ref: 6020084.
KENT - Nr Ashford, Maidstone 16 miles. An attractive 17th century Grade II listed farmhouse with panoramic views to North Downs. 3 receptions, utility/study, kitchen/breakfast rm. 4 beds, 2 baths. Period barn with p/p for annex. Gardens & 2 paddocks. About 4 1/2 acres. Region £350,000. Canterbury office: Tel: (0227) 451123. Ref: 6020104.

Knight Frank & Rutley
Lincolnshire Wolds
Market Rasen 5 miles, Lincoln 24 miles.
An exceptional residential and commercial arable estate (mainly Grade II) Georgian farmhouse with 8 bedrooms, 5 modernised cottages. Modern arable buildings with capacity for about 2,000 tons.
About 950 acres
London 01-629 8171
20 Hanover Square, London W1R 0AH

Northwick Park English country charm...
in the heart of the Cotswolds
An area of luxury period properties set in 350 acres of private parkland.
A variety of newly restored 2, 3 and 4 bedroom freestanding houses complete with garages.
Fully equipped kitchens and bathrooms, gas central heating, and carpeted throughout.
NHIC, Guaranteed.
Well managed grounds providing a secure environment and easy living.
Aesthetically located.
Devonshire Way, Chipping Campden Str. Monmouthshire Str. Lusham 11 to 15 miles.
Priced £140,000 to £245,000.
Jackson Staps & Staff, Chipping Campden. Tel: (0486) 840224
Lane. Fox. Banbury. Tel: (0295) 710992

SMITHS GORE
NORTHUMBERLAND
Hosham
5.5 ACRES
PRIME DEVELOPMENT LAND
adjacent to the A69 Newcastle-Carlisle trunk road
together with
substantial 8 bedroomed house and 2 bedroomed entrance lodge
Particulars from:
Eastfield House, Main Street, Corbridge, Northumberland, NE45 5LD. Tel: 043 471 3001

Nationwide Anglia
THE HOE PLYMOUTH
Directly overlooking the promenade and Plymouth Sound. Four prestigious apartments in an elegant Grade II residence. South facing. Quality refurbishment. High standards of fitting and decoration.
From £140,000 to £185,000.
Cooper & Turner
Prestige & Country Homes Department
Plymouth Office Tel: (0752) 669271

SKEGNESS, Lincs.
Exceptional detached executive residence. 15' lounge. Oak kitchen, dining room, study, 4 beds, bedrooms, master en-suite, games room. Indoor swimming pool. C. Heating. nFVC double glazed. 1/2 acre.
Brochure with internal photographs from:
Colin R.S. Taylor, 10 Algha Road, Skegness, Tel: 0754 2252

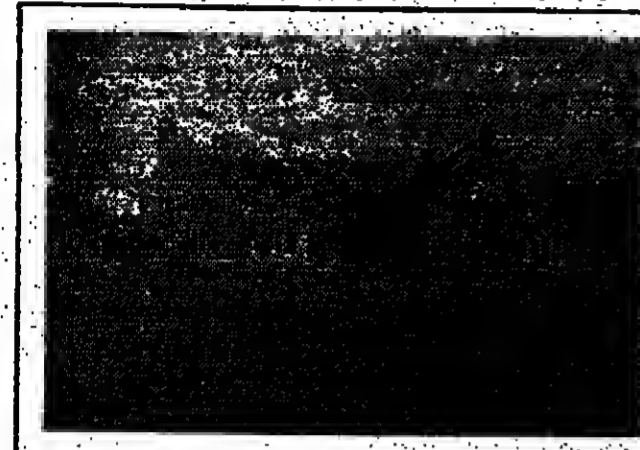
BOURNEMOUTH - POOL IMPOSING CORNER HOUSE 3-4 OFFICES ATTACHED
Coastal 4 bedroom house with 3-4 offices attached for professional use. Has separate entrance. Busy coastal shopping area. Ample parking. Gardens landscaped front & rear.
£420,000
Phone: 0202-707907

CLUTTONS
Arundel BR Station 10 mins walk. Victoria 30 mins. A spacious 7 Bedroom Grade II listed Town House, currently used as a "Bed and Breakfast" establishment offering homely accommodation for a maximum of 10 people and occupying an ideal position in the heart of this castle town.
Offers in the Region of £280,000.
Arundel Office, Tel: (0903) 982213
127 Mount Street, Mayfair, London W1Y 5HA, Telephone 01 499 4155
Head Office 45 Berkeley Square, London W1X 8DR.
Athen Chichester, Brighton, Canterbury, Arundel, Blandford, Bath, Carlisle, Edinburgh, Falmouth, Harrogate, Harwell Heath, Leeds, Oxford, Wexham, Dubai, Oman, Sharjah.

PROPERTY

HAMPTONS

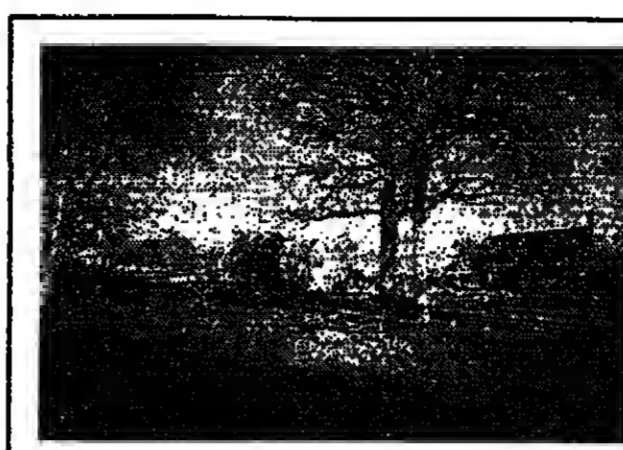
PRIME FORCE IN PROPERTY



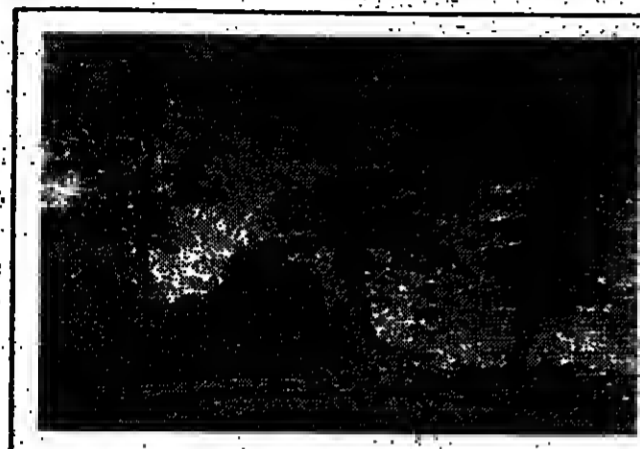
SURREY - HASCOMBE, NR. GODALMING
An important country house set in beautiful Gertrude Jekyll gardens, enjoying glorious views. Magnificent reception hall, 4 reception rooms, 3 ensuite offices, master bedrooms with 2 bathrooms, dressing room and boudoir, 5 further principal bedrooms and 3 principal bedrooms, staff flat, housekeeper's accommodation. Garaging with chauffeur's flat. Hard tennis court. Impressive gardens and grounds totalling approximately 40 acres. Residential Offices are invited. Hampton, Guildford Office: (0483) 572864 and London Office: 01-493 8222



BEDFORDSHIRE - NEAR POTTON
A charming Victorian rectory, the centrepiece of a quiet rural hamlet, with magnificent views across open countryside. Entrance hall, 3 reception rooms, kitchen, master bedroom suite with dressing room, 5 further bedrooms, bathroom. Indoor swimming pool, gymnasium. Staff flat. Triple garage. Gardens. In all approximately 2.25 acres. Freehold for Sale. Hampton, Barnet Office: 01-449 9246 and London Office: 01-493 8222



SURREY - LEIGH, NR RRGATE
A charming 17th Century country house with later additions and cottage situated in beautiful and partly wooded grounds. Hall, 4 reception rooms, kitchen/breakfast room, domestic offices, 7 bedrooms, 3 bathrooms. Staff annex with living room, kitchen, bedroom and bathroom. Guest cottage with 2 reception rooms, 3 bedrooms and small garden. Gardens with heated swimming pool, terraces and lawns. Outbuildings. Woodland and 2 paddocks. In all approximately 26 acres. Freehold for Sale. Hampton, Guildford Office: (0483) 572864 and London Office: 01-493 8222



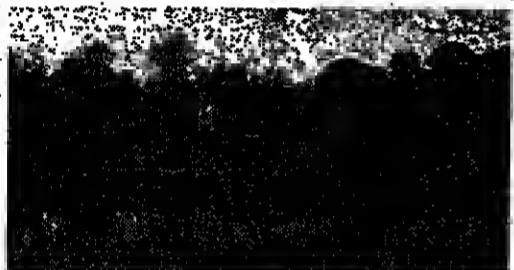
KINGSTON HOUSE, KNIGHTSBRIDGE, SW7
ON THE INSTRUCTIONS OF TRAFALGAR HOUSE DEVELOPMENTS LTD.
Selection of luxuriously modernised long lease apartments. Prices from £425,000-£1,550,000. Leases 99 years. Joint Sole Agents: Hamptons, 6 Arlington Street, St James, London SW1A 1RB. 01-493 8222 and Alton & Co, 100 Knightsbridge, London SW1X 7LB. 01-304 6106



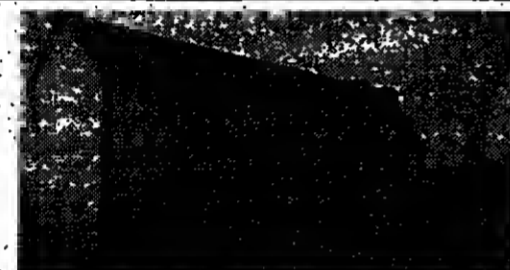
BUCKINGHAMSHIRE - GREAT MISSENDEN
A sophisticated home designed with very careful attention being paid to integrating many luxury features with ease of maintenance and spacious living. 5 double bedrooms, 4 en suite bathrooms, 4 reception rooms, indoor swimming complex. Grounds of about 1/2 acre. Garaging for 2 cars. Enjoying a southerly rear aspect over agricultural land. Freehold for Sale. Hampton, Christchurch Rowland, Great Misenden Office: (02496) 3134



Villas, Apartments and Estates in many areas of Spain. Villas, Apartamentos y Fincas en muchas zonas de España. For further information please contact: Hamptons, International Department 01-493 8222



SURREY/HAMPSHIRE BORDERS - NR. EARNHAM
Particularly appealing country house with cottage, lake and approximately 7 acres in a peaceful setting adjoining Alice Holt Forest. Principal bedroom suite with dressing room, 4 further bedrooms, bathroom, 3 reception rooms, kitchen, sitting room, Gas CH. Separate cottage with bedroom, sitting room, kitchen, bathroom, further room and garage. Price Guide: £400,000. Freehold. Hampton Messenger May, Farnham Office: (0252) 714164



SURREY - NEWDIGATE
A delightful rural cottage overlooking farmland situated in a quiet lane on the edge of Newdigate Village. The property has been extended and much improved but retains the character of the original cottage. Master bedroom suite, 3 further bedrooms, luxury shower room, 2 reception rooms, kitchen/breakfast room, Gas fired CH. Double garage. Garden. £248,000. Freehold. Hampton, Ridgeway, Dorking Office: (0306) 885466



ST. JOHNS WOOD, NWS
A stunning, low built period house offering superb family accommodation with the benefit of front and rear gardens and parking for 3 cars, 6 bedrooms, double reception rooms, dining room, 2 en suite bathrooms, 2 shower rooms, family TV room, kitchen/breakfast room, utility room. £725,000. Freehold. Hampton, St. Johns Wood Office: 01-586 5999

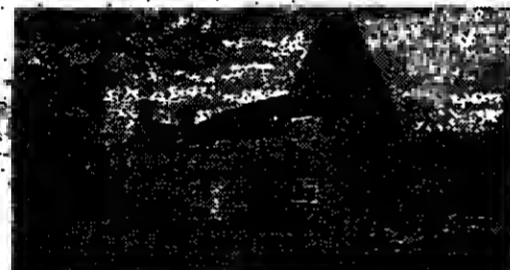


BEVERLY HOUSE, PARK ROAD, NWS
Beautifully interior designed, exceptionally spacious flat in a most impressive modern building adjacent to and with views over Regent's Park. Entrance hall, double reception room, 3 bedrooms, 3 bathrooms, cloakroom, Terrace. Balcony. Resident house manager. 24 hour security guard. Underground parking. Ind Gas CH & HW. £630,000 to include contents, 999 year lease. Hampton Residential Developments, Head Office: 01-493 8222

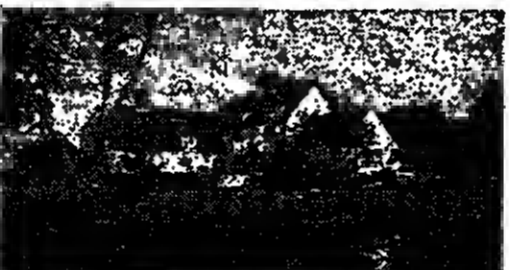


HURLINGHAM GARDENS, SW6
Excellent two bedroom first floor flat with spacious accommodation and a superb location, overlooking wonderful gardens. Large reception room, kitchen/dining room, 2 bedrooms, bathroom, separate WC, Gas CH. Offers in the Region of £190,000. Leasehold. Hampton, Fulham Office: 01-736 8211

KENSINGTON COMPLETES THE ULTIMATE CENTRAL LONDON PROPERTY
Hamptons are pleased to announce the opening of their new office at 8 Hornton Street, Kensington, London, W8 4NW. Tel: 01-537 9371. In an area where there is great demand for residential property it is natural for buyers and vendors alike to seek a combination of local knowledge, access to international markets and first class rental, management and financial services. Hamptons now bring their years of West End experience to Kensington.

EAST SUSSEX - CROSS-IN-HAND
Substantial character country house, formed from a period east and barn. Hall, cloakroom, 3 reception rooms, kitchen, master bedroom suite with dressing room, guest bedroom suite with sitting room, 4 further bedrooms, 2nd bathroom. Greenhouse. Garaging. Stable block. Hard tennis court. Delightful gardens, paddock and woodland. About 6 acres. Offers in excess of £400,000. Hampton, Mayfield Office: (0435) 872294



ESSEX - WIMBISH, NR. SAFFRON WALDEN
Fine old farmhouse in idyllic countryside. A lovely property with low of period features. Entrance hall, sitting room with bay-window, dining room, study/games room, kitchen, utility, cloakroom, 4 bedrooms, 2 bathrooms, sauna, barn. Outbuildings. Beautiful gardens. Paddock. 4 1/2 acres. Offers in the region of £395,000. Hampton, Saffron Walden Office: (0799) 22628



HAMPSHIRE - WINCHESTER
A newly converted magnificent 16th century barn completed to an excellent standard surrounded by and with views over farm land. 5 bedrooms including principal suite, bathroom, further shower room, entrance hall, reception hall, 3 reception rooms, kitchen/breakfast room, utility room. Double garage. Good sized walled garden. For Sale Freehold. Hampton Messenger May, Fleet Office: (0252) 620255

RESIDENTIAL LETTINGS
Hamptons let superior apartments and houses to substantial UK Companies, major multi nationals, diplomatic personnel and visitors. We have the ability to suit requirements ranging from small apartments from £200 per week to large houses of £2500 per week. If you wish either to let your property or require accommodation for the long or short term, we have the market knowledge and professionalism to advise you. Our Central London Lettings offices are situated at: 6 Arlington Street, St James's, London SW1A 1RB. Tel: 01-493 8222 Fax: 01-491 3541. 21 Heath Street, Hampstead, London NW3 1YB. Tel: 01-794 8222 Fax: 01-435 9796. 154 Fulham Road, Chelsea, London SW10 9PL. Tel: 01-370 0774 Fax: 01-370 0540. 12 Finchley Road, St. John's Wood, London NW8 6EB. Tel: 01-586 9595 Fax: 01-586 4545. From 1st March 1989 a new Lettings office will be at: 8 Hornton Street, Kensington, London W8 4NW. Tel: 01-537 9371 Fax: 01-576 2805

Head Office: 6 Arlington Street, St. James's, London SW1A 1RB 01-493 8222 Telex 25341 Fax 01-491 3541
Offices throughout Southern England, Channel Islands, Europe and the Far East

LONDON PROPERTY



A development by Hastingwood Estates Ltd.
Among the finest apartments in Central London.
Four particularly grand flats and two spectacular duplex penthouses each 3 or 4 bedrooms, 3 or 4 bathrooms and quite magnificent entertaining rooms - and with floor areas from 2240 Sq.Ft. (208 M.Sq.) to 3560 Sq.Ft. (330 M.Sq.) - at prices from £925,000. And two smaller flats each of 2 bedrooms at prices from £265,000.
Also some Mews garaging at rear.

- Superb kitchens and bathrooms.
- Much ornate plasterwork, joinery, marble fireplaces, etc.
- Oris Lift.
- Resident Uniformed Porter/House Manager.
- Delightful west-facing views over the square gardens.

LONG LEASES FOR SALE
Superb show flat by Antarctica Design. Open daily 11 AM to 6 PM (Tel: 01-724 1009)
Sole Agents
W.A. ELLIS
174 Brompton Road
London SW3 1HP
telex 23661 WAE Fax 01-589 2836
01-581 7654

On the Instructions of  THE CROWN ESTATE



HANOVER LODGE
REGENT'S PARK LONDON NW1
THE LAST UNMODERNISED NASH VILLA IN REGENT'S PARK TO BE OFFERED FOR SALE ON A LONG LEASE.
The Main House has some 20 rooms (Approx 12,000 square feet)
Private grounds of about 2 acres
Two Gate Lodges and the Stable Block, suitable for staff accommodation and garaging.
THE ENTIRE PROPERTY IS FOR SALE FOR RESTORATION AS A PRIVATE HOUSE ON A DIRECT 75 YEAR CROWN LEASE.

Knight Frank & Rutley
LONDON RESIDENTIAL
82 Sloane Street, London SW1X 8DB
Telephone: 01-624 8271 Fax: 01-750 1672

SLOANE AVENUE BALCONY FLAT FOR SALE
Well decorated 1 double bed bachelor flat in block with lift and porter services. Excellent cupboard space built in desk and bookshelves, south facing balcony with view. Long lease. £138,500-
Tel: 01-581 3122

WC1 Great Percy St.
2 bed maisonette within walking distance of City. High quality conversion, generous reception, F.F. kitchen/breakfast rm, Gas C.H. Low outgoings.
995 years lease £120,000
01-594 8680
084 724319 w/ends

DEVELOPMENT OPPORTUNITY SE15
Substantial 8 bed Victorian semi-det. in good order with planning permission granted for conversion to 2 x 2-bed, 1 x 1-bed flats. Exceptional value at £140,000 F/H
Tel: 01-731 6340 or 01-289 7152

WEST COUNTRY



SOUTH CORNWALL

Falmouth Waterfront
A superb penthouse apartment with outstanding water views.

GA Property Services, Falmouth
Tel: (0326) 316362
Please contact: Nigel Stubbs

Moushole
A charming property forming part of a 16th Century manor house.

GA Property Services, Penzance
Tel: (0736) 63843
Please contact: Peter Crawford



MID DEVON VILLAGE
Tiverton 7 miles, Exeter and Tamerton 21 miles
An imposing mature detached Victorian House with spacious and flexible accommodation.

EAST DEVON - NEAR COAST
Ottery St Mary 3 miles, Sidmouth 4 miles
A superbly restored 17th Century farmhouse dating from the 16th Century in an appealing courtyard setting.

SOUTH DARTMOOR
2 miles A38
Traditional farmhouse with comfortable family accommodation.

DREWETT & EATON

WILTSHIRE CENTRAL CALNE.
SUPERB LEVEL SITE with potential for RESIDENTIAL DEVELOPMENT
SITE AREA 2.75 ACRES (Approx)

FOR SALE by informal tender.
Conditional on planning consent.
Full details from the agents:
124 Commercial Road, Swindon Wilts. SN1 5PL.
Tel: (0793) 513922

EAST DEVON £185,000.
Colyton 1 1/2 miles, Coast 5 miles, Honiton 6 miles, Exeter (Airport, M5) 25 miles.
Lovely mellow brick and flintstone small period Farmhouse in rural setting.

GLOUCESTERSHIRE NEWNHAM ON SEVERN
BOY FARM
A SUPERB HISTORIC PERIOD RESIDENCE IN A COUNTRY SETTING
Traditional Farm Buildings suitable for conversion

ST IVES/PENZANCE
Holiday home investment. Guaranteed 10% return. High quality, new, 2 and 3 beds, fully furnished, fully managed in grounds of Cornish Manor.

LAWRENCE & OLIVER
WEST MALL, CLIFTON
Unique opp. one of few remaining full houses in T20-£425,000

Stratton & Holborow
SOUTH DEVON - NEWTON FERRERS
Pretty cottage with quay overlooking the Yealm Estuary.

NEAR MALMESBURY, WILTSHIRE
An impressive and gracious Georgian house beautifully set in 3 acres of gardens with small lake

KIDGONS
44 Fura Street, Salfash PL12 8JP
Telephone: 0752 843393
Fowey Estuary, Cornwall - 20 acres of isolated woodland

PROPERTY A change of climate way out west

John Brennan explains how a permanent population shift is pushing up prices in a popular holiday area

NO MATTER how enthusiastically Peter de Savary's sales team at Port Penennis Harbour Village might argue the case for Falmouth's "idyllic sub-tropical year-round climate" (sic), the Meteorological Office begs to differ.

For those whose town lives rarely take them beyond a "W" postcode, the country life has had a natural westerly bias. A broader market has opened up as the economic axis of the country has shifted from a north-south industrial-commercial pattern to today's south-eastern concentration of newer high-tech and service industries.

Regional average pay rises of less than 10 per cent, and average property price rises of over 48 per cent last year, imposed their own pressures. In the deep west, over half of Cornwall's home-buyers now come from outside the county, and a third of those are buying for second home use.

There are country houses and farms aplenty, but the bargains went half a dozen years ago or are reserved for family and friends. As the first wave of refurbishments has passed, a simplistic (but salutary) view of the properties coming on to the market would group them into the "immaculate," the

retain earlier visions of life in a period property, may represent the toughest competition for prospective buyers from afar this year. Those willing to accept that London West End prices now extend (albeit tempered by distance) to Land's End; that any apparent bargains reflect the property's drawbacks, not some village agent's ignorance of demand; and that there is an army of locally-based developers which can spot the potential in outbuildings and barns faster than you can say "planning gain," will have the measure of the market.

Whether Peter de Savary has the measure of the market will be shown by reaction to his 200-plus home housing project by Falmouth docks. A combination of deep scepticism and unreserved enthusiasm greets any mention of de Savary's activities in Cornwall. Fans and critics alike admit the energy shown in turning years of talk into action to regenerate Falmouth, but that is the only common ground.

SOUTH WEST HOUSING AT A GLANCE. Table with columns: All Housing, Percentage Increase 1988, Average Prices, New Homes. Rows include Devon, Cornwall, Somerset, Dorset, Wiltshire.

Commercial centres of the west are no longer off the edge of the business map. The impact on the housing market of this westerly drift has been evident increasingly through the 1980s.

The "developer" category extends from major estates with scope to sub-divide the house into apartments right

roofing conversions still commonplace in Cornwall. The asset typically high standard of workmanship and care over the quality of materials used on Acton Castle sets it apart as much as its site.

Property values in the south-west have outpaced price rises nationally in the '80s made increasingly on a basis of quality. Without any obvious bargains to tempt the buyers, the price rises of recent years have pushed property values to levels that justify the extra cost of doing a good job.

Commercial centres of the deep west, such as Taunton and Exeter, are no longer off the edge of the business map. According to Martin Lamh, of Jackson Stops & Staff's Exeter office, the effect of commercial re-rating on accommodation costs in and around London are being felt already as companies calculate the extra charges they will have to pay when the new business rates come into force in 1990, and as many more look west to escape.

ures suggest that four in 10 of the working households in Dorset could not now afford to buy a first home, and that around 25 per cent of working households in Avon also have been priced out of their local market. It is a similar story from Wiltshire to the sea.

The "developer" category extends from major estates with scope to sub-divide the house into apartments right

COUNTRY PROPERTY

SEE 26,343 HOMES IN A DAY. Home Buyer '89 is a unique opportunity for house hunters. You'll see properties in every price range, featuring old, new and future developments.

Martel, Maides & Le Pelley. A rare outstanding Guernsey Manor House available to successors. Located on the coast of the New Forest with approximately 17 acres.

FAVERSHAM - KENT. Very rare opportunity to purchase former Public House, completely & tastefully restored to a very high standard.

INVESTMENT FARM MID-NORTHUMBRIA. Attractive 176 acre Arable & Grass Farm - rent £5000 p.a. - 28.8 acres in hand Woodland - Sporting Rights Inc. For details - J.M. Clark & Partners.

PERFECT CENTRAL LONDON BASE - W1. Four furnished flats now ready for occupation in this attractive new development close to Fitzroy Square. Ideal for company occupation.

JOHN STRAND RENTS FURNITURE. Instantly Responsive. Check Modern. Best Bargain. Best Location. No. 21A, 01 485 8615

COVENT GARDEN, WC2. FLATS TO LET. Superb first floor two bed flat in excellent central location. Traditional style furnished. Avail. Immed. £2000.00 p.w. Co-let prof. Light and spacious well planned one bedroom flat. New p.e.m. and furnished to a high standard. L.R. Avail and Feb. £225.00 p.w.

SERVICED APARTMENTS CHELSEA. Well serviced, modern and light spacious furnished studio and 1 bed flats from £250 p.w. min 1 month.

KENSINGTON LONDON W8. Small refurbished and refurbished three flat 2 rooms, fully fitted. Kitchen/dining & bathroom. C.H. Ideal post-terms. Company let only. £450 p.w. Tel: 01-727-3587 (anytime)

Keith Cardale Groves CITY EC4. Superb River views, South facing, newly decorated 1 bedroom flat in mod block. Lifts, Porter, use of roof terr. Laundry room. £140 per week incl.

RENT YOUR HOME. today to rich America. We have too many impressive houses and not enough wealthy tenants and not enough money. Call for details. KENNEDY, HOLLAND PARK. Don't miss this opportunity. Call Peter or SAUNDERS of KENSINGTON, 01 281 3623.

LONDON PROPERTY. SW7 Frenchie town houses with garage parking in a new development by Lovell Homes and Balfour Beatty Homes. Prices from £470,000.

FRANCIS RUSSELL. SW7 Frenchie town houses with garage parking in a new development by Lovell Homes and Balfour Beatty Homes. Prices from £470,000.

BRONTE COUNTRY HAWORTH WEST YORKSHIRE. A delightful cottage situated in the heart of this famous village with views over North Valley Steam Railway.

ANTHONY HICKMAN WORCESTERSHIRE. M5 Junctions 7 & 8 - 3-7 Miles, Cheltenham 14 Miles, Birmingham 34 Miles. A magnificent 15th Century Grade II Gothic style house in a secluded but prominent location overlooking the Severn River and the Malvern Hills.

MIDDLESEX, ST MARGARETS, TWICKENHAM. Impressive double-fronted detached house circa 1850 in a select conservation area, overlooking the Thames. Hall, Drawing rm, Dining rm, Study, Conservatory, extensive Cotill, 5 Beds, 2 Baths, Studio/Play rm, 5th Grge, private Gdn with access to Park.

Jackson Stops & Staff OXFORDSHIRE. Lambourn 6 miles, M4 Junction 15, 8 miles. Listed Manor house under the Lambourn Downs with good outbuildings and 16.56 acres.

HAMPSHIRE Brockenhurst. Selected 4 acre building plot situated in the heart of the New Forest with planning permission for one dwelling and a small cottage, together with an 18th Century stable block and weather dressing areas.

TRING Hertfordshire (Easton 45 mins). Very spacious double fronted 4 bed end of terrace. Situated in the heart of Tring this large Victorian family residence offers 4 beds, 3 reception, bathroom, shower room, utility, converted cellar, large kitchen/breakfast room, full gas C.H. garden.

Near Colchester, Essex. Attractive 2/3 Bedroom cottage on outskirts of small village with superb open views. 2 Reception Rooms, 2 Bathrooms. Ideal weekend retreat. £155,000.

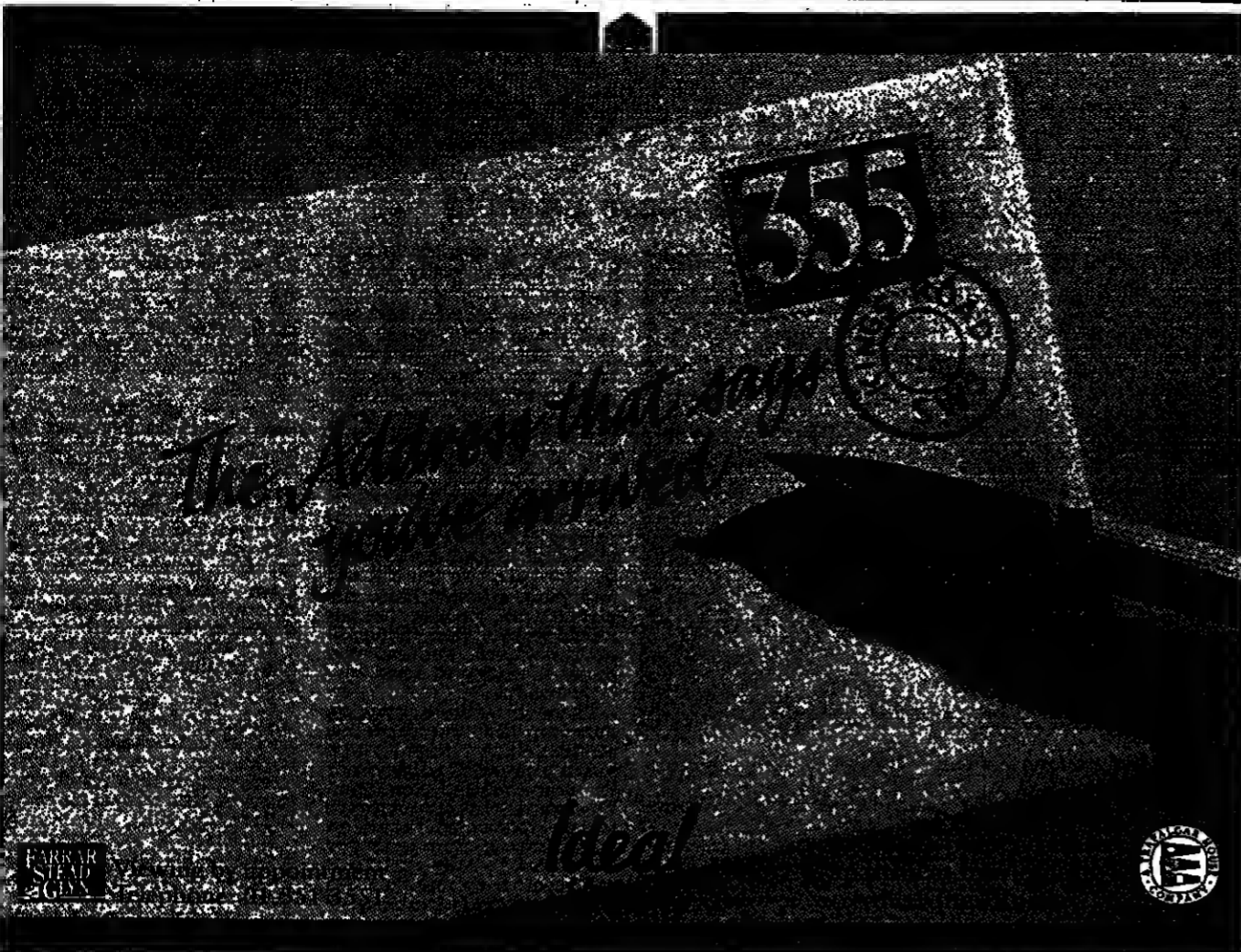
HALSTEAD, ESSEX. 40 minutes from Stansted Airport. 12 luxurious restored Victorian apartments overlooking Town Park. Ideal for BES. All enquiries (0276) 29692 ref. JCS.

WEST SUSSEX - Old Botheran. A distinguished property in a superb location with panoramic southern views across the Harbour. 5th floor, 4th floor, 3 bedrooms, 2 bathrooms, sun roof terrace. For sale by Auction, 18th April 1989. GA Property Services, Chichester. Tel: (0203) 78171. GA Property Services, Arundel. Tel: (0203) 82123.

MINERS' NEWS A quiet and sunny south facing Belgrave mews house with 2 Double bedrooms and garage - All in very good order with the right to buy the freehold. £240,000. 28, CADOGAN SQUARE, LONDON SW1X 0JH. Tel: 071-737-3331 Fax: 01 223-6346

Handwritten text at the top center of the page.

LONDON PROPERTY



Pelican Wharf

The finest river views in London at an interest rate which is impossible to ignore!

0% interest rate

An exclusive development of 12 stylish apartments available for the discriminating purchaser who is seeking a highly individual home.

- Exclusivity: Only 12 apartments in the block.
Position: Stunning uninterrupted river side views.
Accommodation: The largest apartments of their type currently available.
Specification: The finest specification.
Convenience: Only 10 minutes from the City.

Show apartment open 7 days a week Saturday and Sunday 12 noon - 5pm Weekdays 12am - 4pm

ALEX NEIL

MILCOLM LONDON

Up to the equivalent of a £200,000 mortgage at 13.5% fixed for 18 months.

WALDO CLOSE ELMS ROAD CLAPHAM COMMON

LAST CHANCE TO ACQUIRE ONE OF THE REMAINING UNITS ON THIS LUXURIOUS MEWS DEVELOPMENT WITHIN TWO MINUTES WALK OF CLAPHAM COMMON.

2 three bed/2 bath houses and 1 one bed flat built to a high specification including parking or garaging fitted carpets fitted kitchens security controlled entry gates.

Prices from £92,000 SHOW HOUSE OPEN FRIDAY - TUESDAY 10.00am - 4.00pm

Berkeley HOMES

01-373 5078



FLAT 9, 55 FITZJOHN'S AVE, NW3 With far reaching views, a cleverly designed penthouse, filled with exquisite, classic and original features...

OLD COURT HOUSE

The last remaining apartments in this highly successful refurbishment.

Apartments range from stunning 1 bedroom apartments to spacious 4 bedroom family accommodation.

This period building provides porterage, satellite TV, lift, excellent shopping 100 yds, all forms of transport within 400 yds, and Kensington Gardens 1 min walk.

Philip Andrews 01-436 5991 PRUDENTIAL 01-357 7244

Ealing W13

Spacious Edwardian semi-detached house in pleasant residential area. Convenient for tube and B.R. and with easy access to M1, M4, M40, M25.

£220,000 freehold

Daytime 0442 863366 Eves 01 997 3811 Weekend 048522 526

4 bedroom house in exclusive new private estate. OFF Highbury Grange, N5. Offered at £25,000 below the developer asking price for quick sale.

UPPER PHILLMORE GARDENS W8. A magnificent Victorian family residence in the heart of Kensington 8.

WC1 Great Percy St. 2 bed maisonette within walking distance of City. High quality conversion, generous reception, F.F. kitchen/breakfast rm, Gas C.H. Low outgoings.

PEMBRIDGE SQUARE, W2. 2 luxury architect designed garden flats - 88 year lease & share of freehold - 3 bed/2 bath - £70,000 - 2 bed £22,000 O.N.O. Private Sale.

A new family arrives every week. A measure of our popularity.

Dunas Douradas' luxury apartments, town houses and villas are beyond comparison. With the delights of a prime location in the Algarve, magnificent sea views, miles of golden beach and access to a host of sports facilities.

For details contact O.R.P., 5 Broadway Ct, Chesham, Bucks on (0494) 791779.

DUNAS DOURADAS

ALGARVE

Major Developments include: Quinta do Lago, Vale do Lobo, Dunas Douradas, Curvoeiro Clube & luxury resorts.

ALGARVE Major Developments include: Quinta do Lago, Vale do Lobo, Dunas Douradas, Curvoeiro Clube & luxury resorts.

Canary Islands GRAND CANARIA Modernized house with 3 bedrooms, 2 bathrooms, entrance hall, drawing room, sitting room, dining room and kitchen.

South Brittany - Quimper 2 kilometers from sea. Luxuriously appointed chalet bungalow (8 beds) with mature garden & swimming pool.

PORTUGAL CASCAIS For Sale splendid 7 bedroom mansion. Ample social area. Heated pool (15 x 6 meters).

CHARENTE SCOOP IMMO Rarely met to be missed. Ideal for investment or private use.

ANDALUCIA HILL Invest in Marbella's supreme luxury hotel and leisure complex, near Puerto Banus and golf courses.

MARBELLA INVEST (0904) 611631

FRANCE COTE D'AZUR - Exclusive Haut de St Paul two year investment.

TEHRAN - Free 42 page Report & monthly Newsletter with exclusive opportunities & legal safeguards.

MARBELLA - Penthouse apt. 100m from beach. 350 sq. m. 4 bedrooms, 4 bathrooms, 3 garages.

ANDALUCIA (Spain) - Cork forest 8,000,000sqm (2000 acres) - prime of water. Situated in the heart of the cork forest.

ANDALUCIA (Spain) - Cork forest 8,000,000sqm (2000 acres) - prime of water. Situated in the heart of the cork forest.

ANDALUCIA (Spain) - Cork forest 8,000,000sqm (2000 acres) - prime of water. Situated in the heart of the cork forest.

ALTO DO MOINHO (Windmill Hill) ALGARVE - Albufeira

Luxury Apartments, 1 and 2 Bedrooms with Breathtaking Views of the Coast Line. Prices from: £ 60,000

Exclusive Sales & Marketing For further details contact our London Office: TEL: 01-323 0203 Head Office: Algarve, Portugal, Tel: 351 - 89 95435 / 385

ESCONDIDO INVESTMENT IN TRANQUILITY... A secluded natural setting lapped by the sea, capped by the sun, with exclusive features...

MINORCA... The perfect investment in Europe - basking in the EEC's fastest growing economy on a still serene island not overgrown by tourism.

SWITZERLAND Sale to foreigners authorized

Lake Geneva & Mountain resorts You can own an APARTMENT or CHALET in: MONTREUX, CRANS-MONTANA, VERBERIE, VILLARS, GRIMENTZ, CHATEAU-D'ŒX, region of Gstaad, LES DIABLETETS, LEYSIN, JURA, etc.

REVAC S.A. 52, rue de Montbrillant - CH-1202 GENEVA Tel. 41.22/34.15.40 - Fax 34.12.20 - Tx 22.030

Announcing the first release of property at RIVIERA GOLF CLUB Mandelieu, Côte d'Azur

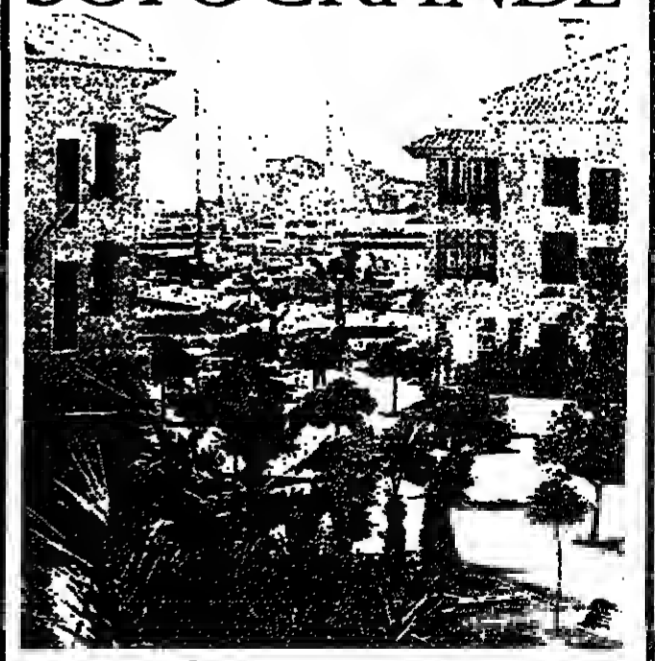
Quality Apartments with a distinctive style. Course design by Robert Trent Jones Senior.

AGENCE GENERALE ROYAL, UK office, 3 Princes Lane, Newark NE21 2JY Tel: 0665-483118

ALGARVE The Algarve de Lagos Village & Country Club, Curvoeiro. Luxury detached villas each with their own pool, terraced & outdoor villas and apartments.

THE PORTUGUESE PROPERTY BUSINESS Malmesbury, Berkshire. SL6 1QL 0628 32788 (24 hrs)

PUERTO SOTOGRANDE



A Special Place One of Southern Spain's most exciting developments on the shores of the Mediterranean and just twenty minutes drive from Gibraltar's International Airport.

Two bedroom apartments from £90,000 Three bedroom apartments from £160,000 Two bedroom penthouses from £140,000

A wide choice of berths from 12 to 50 metres from £19,000. TELEPHONE OR WRITE FOR A BROCHURE TO PUERTO SOTOGRANDE S.A. 3 SHEPHERD MARKET, MAYFAIR, LONDON W1Y 7HS.

PLEASE SEND DETAILS TO: NAME ADDRESS HOME TELEPHONE NUMBER OFFICE TELEPHONE NUMBER DATE

LONDON PROPERTY

HAMPTONS

MONTEPIER ROW, NR. RICHMOND. Exceptional Grade II Listed Georgian house overlooking Marble Hill Park.

DEVELOPMENT OPPORTUNITY SE15

Substantial 8 bed Victorian semi-det. in good condition with planning permission granted for conversion to 2 x 2-bed, 1 x 1-bed flats.

SHOP & FRESHOLD INVESTMENT

HAMPSTEAD HIGH St. NW3 3 x 1 bed flats, 1 x 2 bed maisonette (for development), 1 Arts Studio.

PREMIUM WITH HOTEL USAGE, SOUTH KENSINGTON SW5. 17 rooms & excellent scope in pleasant location. Once £375,000. Full view. Ref: AGENT/PR. STUART WILSON. 01-259-0725 Sat & Sun 10-2.

MANSION HOUSE, MARSA VALE W.8. Superior semi, 3 bed, 2 bath mod. fitted kit, garage. £225,000. Day 01-295-0716.

MARSA VALE, WY Unmod. 4 rooms, kit, bath & balcony. 2nd fl. 2nd fl. Pretty location. Long lease. £140,000. STUART WILSON. 01-259-0725 Sat & Sun 10-2.

BOND ST. TUBE STN. £128,500. W1. Delightful quiet 2nd fl. 1 bed maisonette flat, prime spot. Mayfair. Recp, new kit & bath. Ideal town base or company flat. Low overheads. 60 yrs. STUART WILSON. 01-259-0725 Sat & Sun 10-2.

GROVEHURST SQUARE, CH. Beautiful 2 bed, 2 bath flat. 4th fl. prime building. Light, quiet with proud features, classical reception. Ref: AGENT/PR. STUART WILSON. 01-259-0725 Sat & Sun 10-2.

BAYTON SQUARE, BY Unique wide fronted freehold house. 4 bedrooms, 4 bathrooms, 2 living areas, 2 reception areas, 2nd floor, 2nd floor, 2nd floor. £1.5 million. 01-259-0725 Sat & Sun 10-2.

HAMPSTEAD Unique 4 bed penthouse on 1st floor, open plan living area, superb views, full kitchen, £250,000 No Agents. From Monday 01-697-0177.

TRAVEL

IN ST PETER-ORDING the mud is thick and black and slapped on you straight from the sea shore. In Westerland, on the island of Sylt, it comes in mudlin covers like tea bags. Both resorts are in the north German "kingdom" of Schleswig-Holstein, just south of the Danish border. Thousands of Germans flock there for holidays and health spa treatments, but few British people seem to have discovered it. On the ferry going over to the tiny island of Hooge, the captain said he had only seen two in the last ten years.

It is a countryside of old, high-roofed farmhouses, tiny churches decorated bright blue and red inside, red-thatched cottages, wild roses and a flat landscape stretching over the dykes as far as the eye can see. Three thousand seals swim off the coast, and millions of birds nest there.

Husum, with a tourist office anxious to keep the town true to itself, is a good centre. "We don't want to make a show just for tourists," said one official. "We want people to come and see us for what we are" - which is a delightful old town with cobbled streets, tall merchants houses, a fine 17th century town hall, a castle dating back to 1019, and a park where at the end of March the grass is bright with millions of blue crocuses.

Every Thursday there is a market in the main square with a blaze of colour that contradicts the post Theodor Storm (the town's most famous son; famous, in every country except Britain), who rather gloomily describes Husum as "the grey town by the sea."

For many Germans the town means one thing and that is shrimps - shrimps with Teuschel (tea with Krummel); with Plauscher, the delicious black coffee with rum and thick whipped cream; with Ost-Friesian tea (without milk). Shrimps, in fact, with everything - they are landed here at the town's busy harbour.

Away from the town, the flat roads are almost traffic-free, and with more than 800 miles of cycle ways, it is great cycling country. Many of the half-barges (hay farm houses) are now open to the public, and about 10 miles south of Husum we stopped at the Roter Harburg at Witzort and had coffee in the restaurant, formerly the main living room - the only one they could heat - with blue and white wall tiles, lace curtains and potted plants. Afterwards we saw the flock of tiny silver birds (their shortness explained by the fact



Schleswig-Holstein - yet to be discovered by the British

Nothing quite like it for cooling the blood

Angela Wigglesworth in Schleswig Holstein where the mud is thick and black

that you slept propped up, lovely hand-painted furniture and old farm implements in the high-raised barn.

You can reach the Wester-hever lighthouse by walking over grassy dyke land that merges imperceptibly across the mud flats with the Wadden Sea, where birds use the salt marshes as a nesting and resting place. It was June, but the wind blew cold over the misty grey landscape.

Disappointingly, you find when you reach the lighthouse that you cannot go inside, but 22-year-old Thorsten Dierbedde, who was on duty here as an alternative to National Service, told us about the rare flowers growing in the short grass and the Arctic fern and avocet, red shanks and lapwings, gyrfalcs, cacklers and sandpipers that come here. By the entrance to the footpath leading back to the road you can buy wool, dyed in lovely colours and spun by the shepherd's wife.

St Peter-Ording, on the tip of the Eiderstedt peninsula, is a bustling town with a magnificent beach. You can stroll out

along the boardwalk to an endlessly distant sea. The town is well-known for its spa facilities. The black mud, about a ton a day, is brought in from the mud flats and heated to around 40 to 50 degrees before being applied. But it's not all mud, mud. Steamy sea water is inhaled (excellent for asthma, apparently) and a large heated spa water swimming pool and saunas are on offer. A three-week course costs about £250.

The Die Seelster restaurant here stands high on stilts so far out across the wide beach that there is a road for cars to drive there. On a clear day you can see Heligoland, which was British until 1800 when Queen Victoria swapped it for Zanzibar.

We watched solitary Lowry-like figures in the far-distant still shallow sea, wading, and ate huge salmon steaks, barkatofel (delicious little cubed and roasted potatoes with chopped bacon and onions) followed by rote grutze, North Friesland's famous dessert of berries, currents and cherries in a wine-

Bond's Endeavour

IN 1988 Alan Bond's company gave, among other things, a fright to Tony Rowland and - controversially - a six-figure sum to the then Queensland premier, Sir Joh Bjelke-Petersen. One other gift has so far attracted far less attention but has probably far greater long-term significance. Bond is building a full-size replica of Captain Cook's bark, Endeavour.

Construction of the 110 ft square-rigger is under way at Fremantle, Western Australia; an exquisitely-preserved Victorian town that hosted the 1987 America's Cup. Indeed, Endeavour is under construction on the waterfront site where the Bond syndicate campaigned its 12-metre, Superintendant shipwright Steve Ward build Australia II, the winged-keel aluminium yacht that gave Bond his historic Cup win in 1983.

"Fremantle has a history of wooden boats. A lot of the older shipwrights spent their early lives working in wood. Even Steve, who is only in his 30s, served his apprenticeship building in timber," said project spokesman Vern Reid.

The wood selected for the reconstruction is jarrah, a dark locally-grown hardwood that resembles mahogany. So hard is jarrah that during the 19th century many London streets were paved with it. Endeavour, a 300-ton North Sea collier prior to the Royal Navy purchasing her for Cook, was built of oak. Unfortunately, even if oak of the massive dimensions necessary were still available, it would need years of seasoning before use.

The keel and ribs are already in place, laminated from two-inch planks rather than hewn from solid sections. They rise inside the hanger-like construction shed like the brown bones of some beached whale. These departures from historical accuracy are necessities if the ship is ever to exist and function as a seaworthy vessel.

David White, until last year curator of the draughtroom at the National Maritime Museum in Greenwich, is the project's guarantee of veracity. White, the world's acknowledged authority on mid-18th century ships, has been appointed chief naval architect to the Endeavour. As he points out, only the roughest lines exist for Cook's vessel of discovery. She was



Alan Bond (above) is building a replica of Captain Cook's bark

built ad hoc in a commercial yard, not to a rigid formula as a Royal Navy ship would have been.

Nevertheless, this is the construction of a museum-standard replica, not the provision of a film-set special. Much of the budget is attributable to the demands of accuracy. A "lookalike" could have been built for far less but would have had no educational or scientific value. Inherent in the programme is the involvement of both

public and schools. The construction-shed is lined with aerial gangways that look down on the hull and there are guided tours of the adjoining sail-loft and blacksmith's forge. In a small theatre visitors are shown a brief video biography of the Yorkshire-born explorer whose voyages unlocked the southern hemisphere.

A facsimile page from the Endeavour's log is on display and changed daily. On the flagstaff outside are the signals flown that day, as enumerated in the log. Cook is presented as a hero whose modern equivalent would have been an astronaut on the Apollo moon programme.

Travel is both difficult and expensive across Australia's vast inland distances. For schoolchildren who will never get the chance to visit the Endeavour during the construction stage, plans and work packs are being sent out to schools. Craft and handiwork classes are sent design details so that they can fabricate and contribute small

components.

In the sail loft chief sailmaker Peter Petroff has been plying needle and palm - made next door in the forge - on thousands of hand-sewn eyelets on the acres of canvas. "It is awfully repetitive work," admitted Petroff. "Sometimes the only thing that keeps us going is the thought of sailing her."

Warning and parcelling. Turk's Head knotting and the construction of 600 rigging blocks from sheak (an iron-hard Australian wood used for fence posts), are among the lofts's other priorities. It is all carried out beneath the beady eye of Shakespeare, the ship's parrot who delights visiting schoolchildren by swearing profusely.

In fact, the canvas is a synthetic fabric named Duradon, identical in touch and feel to the original material but 20 times longer lasting. Similarly, the running and standing rigging is being created from a hemp facsimile derived from polypropylene. "We've been asked to do this to keep down the long term maintenance cost of the ship, which is intended to last many generations," explained Reid.

The request comes from the embryonic Australian National Maritime Museum in Sydney. The Endeavour will be its centrepiece and glory as well as a travelling exhibit which will make one major voyage each year to a destination around the country's bleak and dangerous coast.

"For the same reasons, the museum asked us to use stainless steel fastenings in the hull instead of wrought iron," added Reid. "This ship is as close as we can get."

A delivery crew is already training on the Bounty, a film replica built by Dino De Laurentis for his remake of High's life. Launch date for the Endeavour is March 1990. Another feature contributing to safety and longevity but not available to the Endeavour's original master are diesel auxiliary engines. "We couldn't get any insurance at all without engines to get the ship out of trouble," confided Reid. And with a final flourish of Aussie bravado, added: "Anyway, Cook himself put it on the bricks a couple of O's times and he was a pretty flash sailor."

Keith Wheatley

HOLIDAYS & TRAVEL

ITALY

Villas and hotels in Italy

By beaches, islands, lakes and mountains... 1000+ villas and hotels available.

The Magic of Italy
 FREE brochure 01-749 7449 (24 hrs)
 47 Sheppards Bush Green London W12 8PS
 020-8211 1025/026

Let your body take a holiday
 Whilst enjoying good quality hotels and excellent cuisine, why not relax your aches and pains with the famous Penzance treatments as well as Health, Beauty and Fitness treatments.

downwards
 of Westminster Limited
 278 PRESTON ROAD, HARROW
 MIDDLESEX HA1 3QJ
 TEL: 01-804 2202

AMERICAS

MEXICO

A land of exotic cultural intrigue

DESTINATIONS

...specialists in...
 Call us on 01-462 6600 for a brochure and come and feel the warmth and beauty of Mexico.

JOURNEY LATIN AMERICA

We specialise, exclusively, in small group escorted tours, individual bespoke itineraries, and the independent traveller a range of low-cost flight options that is second to none. Please ask for brochures.

18 Deodar Rd, London W14 9HS
 01-462 6600
 24 hours answering machine

MEDITERRANEAN

LIBRA HOLIDAYS

Specialist Tour Operators to the island of Cyprus since 1972. A wide selection of quality holidays. New for 1989, an exciting range of classical tours in Israel, Egypt and Greece, combined with Cyprus.

For a copy of our brochures call us now
 01 446 8231
 343 Ballard Lane, London N12 8LJ
 ABTA 39886 Atol 324

UNUSUAL HOLIDAYS

ICELAND, GREENLAND AND SPITZ BERGEN

Glaciers, ice caps and breathtaking scenery all waiting to be explored

For summer 1989 brochure, please contact

REGENT
 HOLIDAYS LTD, 314 High St, Sharncliffe, L.O.W. PO27 6JW
 Tel: (0432) 8042/8208-8225 (24hrs) ABTA 51587 - IATA - ATOL 655

FRANCE

VILLAS IN FRANCE

...specialists in...
 0244 41131
 0244 41464

BLAKES FRANCE

...specialists in...
 061-835 2400

BARBADOS

Extra value holidays in the Caribbean now available in the "Summer Collection" from Britain's No 1 Caribbean Specialist.

18 Deodar Rd, London W14 9HS
 01-462 6600
 24 hours answering machine

AFRICA

WORLD TRAVEL CENTRE

...specialists in...
 01-492-7686
 ABTA 60348

THE RED SEA, ISRAEL LEARN TO DIVE

Monthly departures
 11 Oct to 27 Apr '89
 2 weeks from £12 babd + £199 full diving course.

TRAVEL SERVICES

FOR THE DISCERNING TRAVELLER

We offer a comprehensive, personal service including discounts on worldwide flights, cruises and most package holidays. Tailor-made travel plans worldwide a speciality. Please phone for advice or to make a booking on:

0929 71968 (8.30-22 Hrs 7 days)
 The Professionals Travel Society,
 230 Main Road, Biggin Hill
 Westerham, Kent TN16 3JY

EUROPEAN CITY BREAKS

Portrait of a Self-made City

PETER NEWBOLD
 ...specialists in...
 01-256 15001

UK

Elegant Country Charm - Luxury London Hotel & Magnificent Suites

Telephone: 01-723 7874, 39-40 Dorset Square, London NW1 6QN.
 Tel: 263964 Dorset C. Fax: 01-724 3328. USA Toll Free 1-800-543-4138.

DURAL RETREATS

...specialists in...
 01-256 15001

SKING

WEEKEND SKIING AND Tailor Made Holidays...
 01-411 4888 (ABTA 3700)

Capitalise on the FT's connections by advertising in the Weekend Travel Pages

To advertise in the Weekend FT Travel Pages, simply complete the coupon and return it to:
 Francis Phillips, Classified Sales Manager, Financial Times, 10 Cannon Street, London EC4P 4BY.

Allow five words per line (minimum 3 lines) Cost: 5-15 words (£15.53)
 20 words (£20.70) 25 words (£25.88) 30 words (£31.07) 35 words (£36.25)
 40 words (£41.40) rates include VAT.

Advertisements over 40 words, rates are available on application please attach copy separately. Lineage: £4.50 per line + VAT. Display: £20.00 + VAT.
 Please insert the following copy in the Weekend FT on:

Saturday _____ 1989

I wish to pay by cheque value £ _____
 made payable to Financial Times Ltd.
 I authorise you to debit from my Visa/Amex/Access account (delete as applicable) the sum of £ _____

Signature: _____

Card Expiry Date: _____

My card number is: _____

Name: _____

Address: _____

Postcode: _____

Daytime Tel No: _____

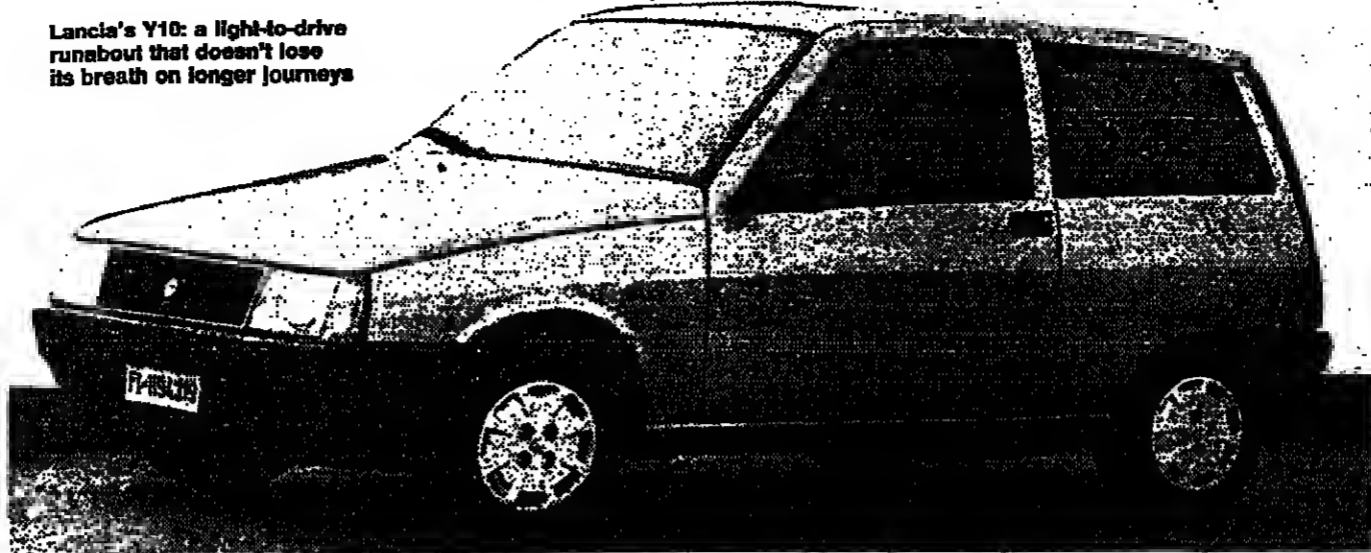
Weekend FT Travel Pages 01-895 9725

MOTURING

Little Lancia is just lovely

The Y10 is both economical and stylish, reports Stuart Marshall

I HAVE ALWAYS reckoned that the Lancia Y10 could have been his a success among the trendy young in Britain as started-up Minis were with their fathers and mothers in the Swinging Sixties. It had a lot going for it: small size, luxury equipment, distinctive looks, a shape that was just made for parking, and an up-market badge on the radiator grille. But it didn't take off.



Lancia's Y10: a light-to-drive runabout that doesn't lose its breath on longer journeys

It was both cool and fume-free in a summer traffic jam. The rear suspension has been improved and the ride is much less turbulent. I drove three of the new Y10s in Tuscany last week and I was enchanted. The beauty of Pisa Cathedral by night; the magical acoustics of the Baptistery; brilliant weather and a bottle of Brunello di Montalcino when the driving was over may have helped. But even on the most objective assessment, the Y10 is a charming, practical

small car. The GT 1.6 (1.3 litres, multi-point fuel injection and 78 horsepower) was a sporty little goer on autostrada and country roads alike. Off-road, the 4WD, with a 50-horsepower engine, stormed up grassy hillsides and stony one-in-four tracks. My favourite, though, was the LX 1.6. Its 1.1-litre engine with single-point fuel injection delivered 57 horsepower smoothly at high revolutions and pulled flexibly lower down. Narrower

tyres and more resilient suspension than the GT's made for effortlessly light steering, even when parking, and it rode more shock-absorbently on poor roads. It had power-operated windows (including the vertically hinged rear ones which open a couple of inches to improve the airflow from the face-level vents), central locking, and the kind of instrumentation you expect in an executive car. At present, the transmission is a five-speed gearbox but a CVT

(continuously variable transmission) automatic option will be offered later. The new Y10 will reach Britain in May. The model mix is not known but is unlikely to include the 4WD. That leaves the basic one-hire with a carburettor, the LX 1.6 and the GT 1.6. Prices? If my guess of between 26,000 and 27,000 is right, Lancia concessionaires could sell twice as many Y10s as the 1,056 registered here last year.

Chess

WHAT EXCITES the interest of most players beyond the novice stage is the game's mixture of competitive challenge and sophisticated strategy. To win is uplifting, even after poor play and an opponent's blunder, while to win after reasonable strategy gives the feeling of mastery over difficult elements.

But chess also has a touch of scientific experiment when you try a novelty in the opening and, most prized of all, of creative flair when a sacrificial attack breaks through for mate or winning position. Creativity at the imaginative heights of Tal or Kasparov can only be admired at a distance but, even at a lower range of skill, it is possible to learn a lot from the moves of a grandmaster. Many mating attacks are based on stereotyped patterns, and books like Cafery and Hooper's *Play for Mate* (Ball) or Livshitz's *Test Your Chess IQ* (Pergamon) contain model examples that can improve awareness of when to look for a decisive coup.

This week's game gave its winner a double pleasure. The opening is a fashionable and much debated line, while the double bishop sacrifice at the end is a rare feat, accomplished only when or so times in master play since the classic won by Emanuel Lasker a century ago in 1888. White: S. Kudrin (US). Black: H. A. Machado (Brazil).

Petroff Defence (Salonika Olympiad 1988): 1 P-P4, 2 N-K3, N-K3; 3 N-P, P-Q4; 4 N-K3, N-P; 5 P-Q4, P-Q4; 6 P-Q3, P-Q3; 7 P-O, O-O; 8 P-B4, P-Q3; 9 N-B3, N-K; 10 P-N3, B-K3. ... Until a few weeks earlier, 10 P-P3; 11 B-P, B-K3 was high fashion; planning a piece sacrifice to open up the white king. But Nigel Short's victory over Eubank at Tilburg 1988 was total refutation. 12 Q-Q2, N-Q2; 13 N-N3, N-B3; 14 T-P-KR4, B-R4; 15 P-B4, P-KR3; 16 P-N4, P-N4; 17 P-P, N-P; 18 P-N, Q-Q2; 19 P-B, Q-N5 ch; 20 K-B2, QR-K1; 21 T-R-KN1, Q-B5 ch; 22 K-N2, P-N4; 23 B-N3, P-QB4 (if B-R5; 24 Q-B3, B-R7; 25 B-Q2! when B-R7; 26 R-B2) is two bishops for a rook while N-N5 ch; 26 QR-Q4 ch; 27 K-R1 is rook and two bishops for a queen; 28 R-K1 and Black resigned due to Q-N5 ch; 29 K-B2, P-B; 30 B-Q1! when he is a bishop down with little or no compensation. 11 P-P, P-P; 12 B-N1, N-Q2.

13 P-KR3, B-B4; 14 R-N3, N-B3; 15 P-B4, B-N; 16 Q-B, P-P; 17 B-B2.

White's rook manoeuvre merits comment: most amateurs develop rooks only in a routine way, on the back rank behind the pawns at Q-B1, Q1 or K1 after castling. But opportunities for the queen's rook to advance up a half-open file to QR or QN 3, 4 or 5, then switching right for a king's side attack, are quite frequent and can create immediate threats. Here, Black's antennae should have told him that White's line-up of queen, rook and bishop pair against the underprotected king spell early disaster, so that 17 ... Q-Q2; 18 P-QR4, KR-K1 is the best defence.

17 ... B-N1; 18 P-QR4, P-QR3; 19 B-N3, Q-B2. In an earlier game (Belyavsky-Estursson, Reykjavik World Cup), Black saw what was coming and abandoned his queen by P-R; B-R; KR-B when White won on material. 20 B-P ch; KR-B; 21 Q-B5 ch, K-N1; 22 B-B1, B-R7 ch, K-R1; 23 Q-N4 ch and 24 R-B5 mate, while if P-R; 23 Q-N5, P-N3; 24 Q-B6.

25 K-R1, Q-Q3; 26 B-P1; KR-B; 27 R-N3 ch, K-B3; 28 R-K1, Q-K3. Or R-R1; 27 R-B5 ch, 27 R-B5 ch, P-B; 28 R-N3 ch, K-R7; 29 R-N7 ch, N-B3. Meanwhile, the top five grandmasters of England's Olympic silver medal team, along with Cathy Forbes (British women champion) and prodigies Michael Adams (17) and Matthew Sadler (14), are competing in the James Capel Speed Challenge, screened on Thames TV at 1.15 am on Fridays. If you are a real night-bird, or can video the programme, you can see some interesting play and a remarkable performance by young Adams.

PROBLEM No. 780. BLACK (2 MEN). WHITE (6 MEN). White mates in two moves against any defence (by R. T. Lewis, Cheltenham). Solution Page XXV. Leonard Barden.

Peugeot's four under the floor

PERMANENT four-wheel drive, once confined to costly, high-performance cars, is spreading rapidly down to more affordable models and makes. One of two 4x4 Peugeot 405s just announced is to be pitched at ordinary motorists who need extra traction because they live in areas with high snowfall or have to venture off hard roads now and again.

It has a 1.9-litre, 110-horsepower engine and will be offered in GL (that is, fairly ordinary) trim. The four-wheel drive system has centre and rear differentials that may be locked manually to maximise traction in really severe conditions.

The self-levelling rear suspension allows the body to be jacked up to increase ground clearance. A more elaborate kind of four-wheel drive transmission will be fitted to a 4x4 version of the 160-horsepower M16 405. This has all-wheel drive

to allow its potential performance to be exploited safely on wet, winding or hilly roads. Front-wheel drive cars with a high power-to-weight ratio can become unruly when accelerating in low gear, especially on wet roads. The

two tyres cannot handle the engine's torque (pulling power). They spin and lose lateral grip, which makes the car's front end dodge about from side to side. The 4x4 Peugeot 405 GL, which reaches Britain in May, is a rival for the 211 749 4x4 version of the new Vauxhall Cavalier. The M16 405, due here later in the year, will compete with cars like the Audi 90 quattro.



Peugeot's 405 4x4: for motorists who need extra traction

It also has self-levelling rear suspension and the transmission features both viscous coupling and TORSEN (torque sensing) differentials. They distribute the engine's power automatically to the wheels offering most grip. Last autumn, Citroen, the other half of the PSA Group, announced 4x4 versions of its BX hatchback and estates with 1.9-litre, 107-horsepower engines and a similar transmission to the Peugeot 405 GL 4x4. A 125-horsepower BX with four-wheel drive is

due for announcement later in the year. Citroen has not decided if the BX 4x4 will come to Britain. I think it would be a pity if they didn't. As Subaru proved 10 years ago, a lot of country motorists will buy a car that can carry bulky loads across fields or along muddy tracks that would defeat any two-wheel driven car. They see no need to buy a thirsty, expensive and uncomfortable on-off road vehicle just because they need enough traction to drag them through mud once in a while. What they want is a normal road-going estate car that finds extra grip when necessary. What no manufacturer has yet provided is a moderately-priced, diesel-engined estate with some off-road capability. A diesel-engined BX 4x4 estate could be just what the farming and civil engineering community has been waiting for. S. M.

GUY SALMON JAGUAR advertisement listing various models like XJS V12, Daimler 3.6, and Sovereign 3.6 with prices and features.

JAGUAR AUTHORIZED DEALERS advertisement for Appleford Rippon, listing classic cars and investment opportunities.

ROLLS-ROYCE AUTHORIZED DEALERS advertisement for Appleford Rippon, listing Rolls-Royce Silver Spirit models.

PORSCHE AUTHORIZED DEALER advertisement for Dick Lovett, listing various Porsche models.

Racing Ahead advertisement for Leamington Spa, listing Jaguar models like XJS Celebration and Daimler 3.6.

Hexagon Classic Cars advertisement listing classic cars for sale and lease, including a Peugeot 205 GTI 1.6.

Altwood advertisement listing various car models for sale, including a BMW 320i 87 D.

WEEKEND FT Advertisement Rates table showing rates for residential, personal, and business advertisements.

SAAB AUTHORIZED DEALERS advertisement for Saab cars, including the 420 SE model.

LOTUS advertisement for the Lotus Used Car Register, offering a 70-point check and full factory support.

WESTON COUNTRIES advertisement listing various car models for sale.

FINANCIAL TIMES advertisement for classified advertisements, including contact information for the manager.

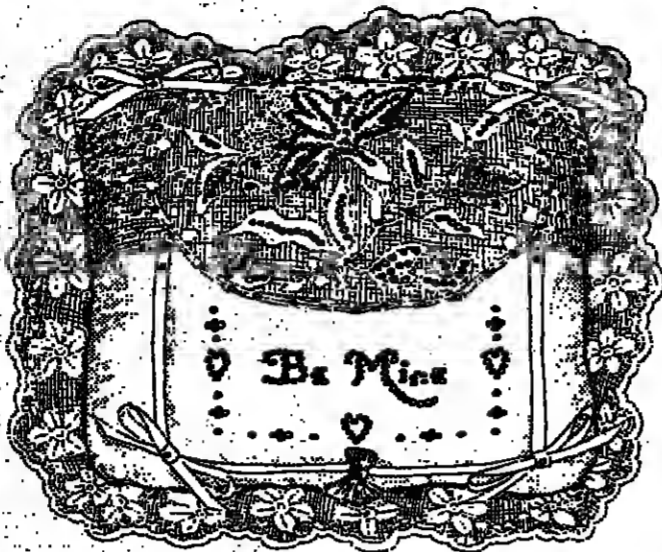
HOW TO SPEND IT

Lucia van der Post picks out some suitably romantic gifts for Valentine's Day and unveils details of two exclusive FT African safaris

The price of present affairs

VALENTINE'S DAY is alive and well and already the tills are ringing with the sound of money...

you can do as the photographer did and put inside it something small, expensive and exquisite...



Silk and old lace pincushion from Graham & Green. Sizes start at 4ins x 4ins and prices are from £11 upwards

lace and stainless steel pins (the pins provide the decorative motif) to celebrate marriages, anniversaries, birthdays and anything else you care to think of...

For HIM: Tie Rack ("If you give your loved one a gift... it should be one to keep and not one that loses its gimmicky effect...")

For HER: The Book ("If you give your loved one a gift... it should be one to keep and not one that loses its gimmicky effect...")

Harrods wine department will also send Him a bottle of champagne with His name hand-painted upon it...

standby of ours. It will send, anywhere in the country, a basket of fruit to which you can add something even more luxurious like champagne...

One perfect rose. Prices for the baskets of fruit start at £23.50. Tel. 01-403-0555.

If you must send one perfect rose, why not send one that can be planted and will go forth and multiply into a great big armful of Rosemary Roses of The Nurseries...

If breakfast doesn't find you at your best, perhaps you should plan your romantic campaign for a more appropriate hour - say, dinner.

If you're giving a party, Harrods will take bulk orders for personalised balloons.

Graham & Green of 7 Elgin Crescent, London W11, has, as always, a charming collection of delectable things for the house.

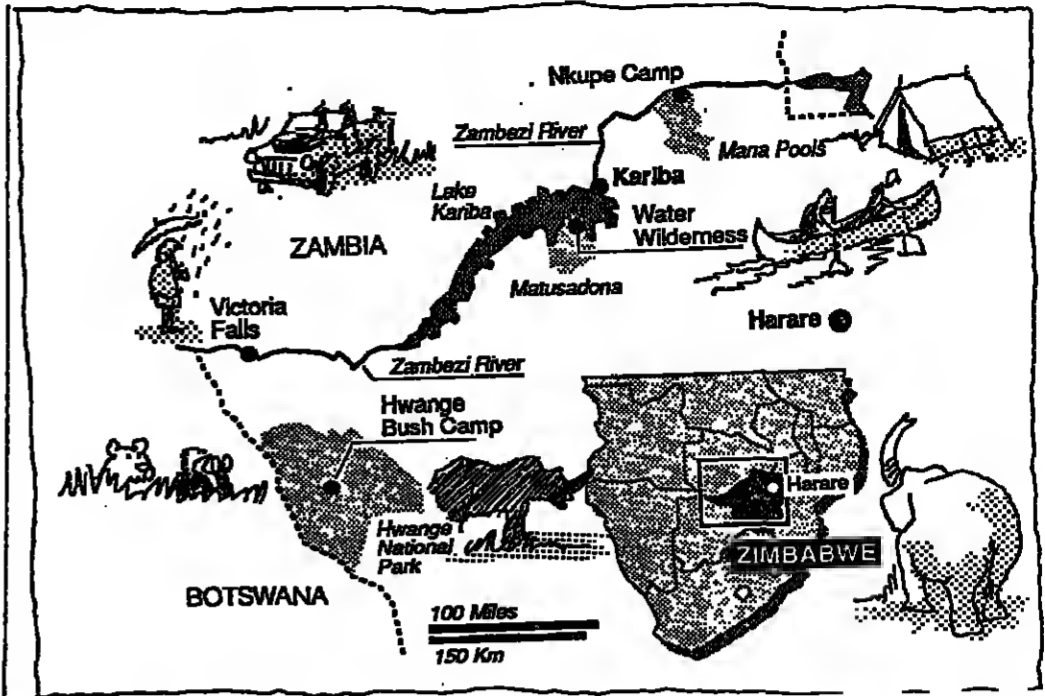
Small enamel box, £44 from Halcyon Days

Smoked salmon, fresh pasta with pesto sauce, two sorts of salads, 1/2lb handmade fresh chocolate truffles, rye bread and a lemon - all for £30.

Finally, if you've forgotten all about it and you're in danger of getting a very cold reception on THE DAY...

There are five branches to date (all, alas, only in the London area but they have plans to expand soon): 19 Clifton Road, Little Venice, London W9 1SS; Princess Arcade, Jermyn Street, St James's, London SW1Y 6DS; 2 The Bridge, Uxbridge Road, Ealing Common, London W5 3 LB; Simpsons, Piccadilly, London W1 and Chelsea Garden Market, Chelsea Harbour, London SW10 (tel. 01-823-3335).

Illustrations: James Ferguson



Join us for a walk on the wild side

WOULD-BE adventurers who long to do a little wandering in the African bush, off the usual tourist beat and away from the chatter of the crowds, now have a chance to join one of two FT special safaris...

group of just 12 readers and myself. With James Ewart of Grenadier Travel we have put together a varied and very special excursion into some of the remotest, most beautiful landscapes of the Kalahari desert and the Okavango Delta...

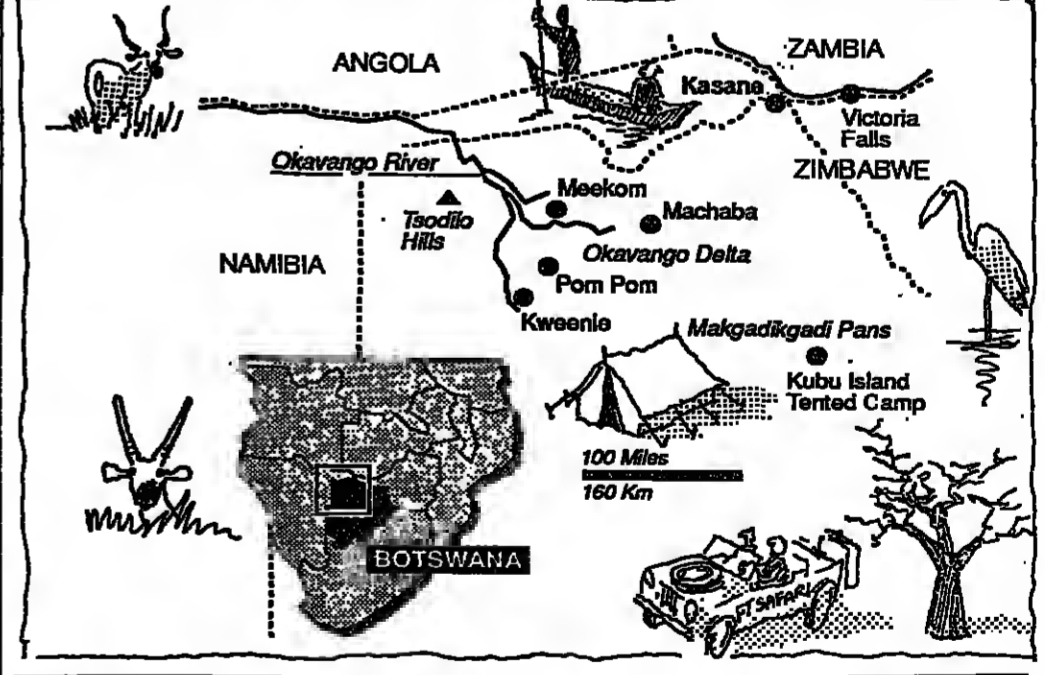
ret and watch for gemsbok, bat-eared foxes, eland, zebra and, if we are lucky, pink flamingos in their thousands...



Cherub, Graham & Green

Advertisement for Audemars Piguet watches, featuring 'THE ROYAL OAK' model and the slogan 'La plus prestigieuse des signatures.'

Advertisement for Studio Glass Movement, showcasing individual glass makers and their work, including a tall vase and a round bowl.



Advertisement for Interflora, featuring a bouquet of flowers and the slogan 'HEART TO HEART FEB. 14TH'.

ARTS

Opera
'But what is it about?'

Max Loppert hails Un re in ascolto

LUCIANO BERICIO'S "musical action in two parts," Un re in ascolto, reached Covent Garden on Thursday. It is a marvellous, enchanting, spell-binding work, and it is given a production, by Graham Vick, and a musical performance, under the composer himself, of magical beauty...

"But what is it about?" - the question was overheard in the interval. Last Saturday in these columns I attempted some very tentative advance answers. What the Covent Garden staging makes evident is that, like all genuine inventions for the lyric theatre, this is a work that invites strong responses on several levels, and that its genuine open of the most full-blooded sort.

Without having at their disposal the elaborate machinery available in the 1984 Salzburg premiere production, Vick and his superb design, lighting, and choreography colleagues - Chris Dyer, Nick Chelton, and Sam Walsh - have planned and planned to reveal luminous new theatrical dimensions at each stage of unfolding. The production has a basic tact of simplicity of outline that keeps under control the busiest supply of fertile comic activity. Dancers prance, acrobats fly, a lady is slain in half, the chorus rise on wires (a wondrous moment), minor conflicts undergo a slow metamorphosis while the production gradually stretches the



Graham Valentine, left, and Donald McIntyre in Un re in ascolto

threat to absorption into the experience. Happily, the performance is sufficiently strong to defuse the threat. Donald McIntyre, a famous Wotan, is Prospero (he shares the Wagnerian credentials with Theo Adam, the first Prospero). The natural authority of the singer's presence and the dark weightiness of his bass-baritone provide exactly the focus the evening requires - McIntyre may find the ornamental flourishes of the vocal line taxing at times, but he triumphs over difficulties.

Theatre
A right royal mix of parallels and punks

IT WAS our first great age of inflation. It began with the abdication of a weak king and ended with soap-opera royalty complete with glamour-figures, black sheep and pushy arrivistes. The mercantile classes made a killing while the old order floundered into killings of a different sort. The era would end with a faceless bureaucracy serving a newly-centralised and ruthless state. It was inevitable that sooner or later some theatre director would draw parallels between the 90 years covered by Shakespeare's history plays from Richard II to Richard III and our own times. The English Shakespeare Company's commendous Wors of the Roses cycle at the Old Vic gives us such a vision.

Or rather it doesn't. It gives us director Michael Bogdanov's fluent and convincing pictures of low-life, and an irrelevant and trivial gloss of gimmickry on the high life; both valid examples of our priorities today but not much use in illuminating or freshening our perception of the Shakespearean texts. Both Lancaster and York have passed their zenith; with only the murderous crookback to come the general impression is of decent, clear schools-exam Shakespeare with a trendy sprinkling of attention-grabbers.

Therein lies the chief disappointment. Bogdanov may be unconventional but he is never surprising. His punks, leather-horns mini-skirts, dinner-jackets and battle-fatigues are now visual cliché, as modern-dress Shakespeare is a cliché, and rarely have any purpose beyond striking a chord with younger newcomers to the Bard.

Therein lies the chief disappointment. Bogdanov may be unconventional but he is never surprising. His punks, leather-horns mini-skirts, dinner-jackets and battle-fatigues are now visual cliché, as modern-dress Shakespeare is a cliché, and rarely have any purpose beyond striking a chord with younger newcomers to the Bard. This commonplace range of theatrical reference, a stakelike Janus-face, revives many of the most basic

where the illogicality and inconsistency of the modern trappings show them up as mere garnish (there is no point in soldiers hurrying themselves behind sandbag barricades if they spend most of the ensuing discussion with their heads well above the danger-level). The modern or Regency or Edwardian or World War One elements do nothing to clarify the plays, but paradoxically add an artificial, fancy-dress air that conventional costuming avoids. (It must surely be a sign that the updated, "relevant" approach has failed when the audience still spends the interval trying to work out the dynastic relationships - as happened at Henry VI, The House of York, the second of the two plays cobbled out of the original three parts.)

Martin Hoyle on the ESC's Wars of the Roses at the Old Vic

The artificiality may be intentional, like the ridiculous sound of the dead Talbot's titles droned out by a Red Cross stretcher-bearer instead of a herald - the subsequent lines on the phoenix and ashes are equally deflated; a final injustice to the excellent Michael Fencer, stranded by the production between ramrod military comedy and parental tragedy ("Thou antic death").

This general impression of half-formed ideas going not far enough, consistently enough, applies to other actors, many of whom give signs of untapped energy and intelligence. Paul Brennan's Henry VI begins beautifully, painfully well-meaning, weak and decent, but never develops and is ineffective in that harrowing scene of fathers and sons divided by civil war. Andrew Jarvis's vitality as Hotspur gives out by the time his Gloucester is sinistinely soliloquising, the rhythm too relaxed, that sagger smile employed in both roles too unwavering (though his deliv-

Opera for the masses

Antony Thorncroft on the latest spectator sport

OPERA is the new mass-spectator sport. From June 5 London's Earl's Court will be given over to seven performances of Carmen, which are set to attract a collective audience of over 100,000. On June 18 Luciano Pavarotti opens the London Arena in Docklands with his only British performance this year before the sharp 11,500 who snapped up the tickets on the day they went on sale.

Then on July 15 near Paris Plácido Domingo will launch an Opera Festival at Versailles as André Chénier which, in a double bill with La traviata, will draw in around 70,000 addicts, some paying £350 a ticket, over the following two weeks.

Confirmed opera lovers are divided over this phenomenon. They know that the music echoing around the London Arena, rebounding from the concrete roof of Earl's Court, or drifting across from the floating stage at Versailles, is a sad substitute for the real thing in an acoustically perfect auditorium. However, they would be foolish to despise this army mainly young, often female, of potential converts, some of whom, having tasted the ersatz, will dig more deeply into the experience.

Opera for the masses

Antony Thorncroft on the latest spectator sport

name on the promotion virtually guarantees success. This is perhaps the most interesting of the ventures. It is costing \$10m, with much of the cash going into the largest floating stage in the world. Originally, the entrepreneur behind the festival, the Egyptian oil broker Fawzi Mitwally, wanted a musical setting in the grounds behind the palace of Versailles but the authorities gulped at the idea of 5,000 night time visitors stumbling around the gardens and the venue has been switched to alongside the palace.

The music is not totally forgotten. Maria Ewing, who played the role memorably at Glyndebourne, leads a trio of Carmens (the others are Victoria Vergara and Ning Liang); Stefanos Lazaridis, who is handling the designs, has enough awards from the ENO to silence the critics; while director Steven Finlay is no slouch. Obviously, as in Aida, the production will aim at the eyes rather than the ears. The mass audience for opera owes much to the emergence of two massive tenors, Pavarotti and Domingo. Their presence removes much of the gamble from these enterprises. Although Domingo will sing only twice at Versailles his



Opera as mass spectacle: Grace Bumbury with cast support in Aida

ness skills have enabled him to off-load much of the risk this time round by persuading travel companies such as Wagons Lits in France and Thomas Cook in the UK to advance much of the production costs in return for exclusive rights on marketing the tickets. He talks of similar events in such ravaged places as Beirut and sees the vast audience for opera en fête as a microcosm of the global family. Even so his next festival will be in unravaged Austria, a Mozart thrash in 1991 in a romantic castle to celebrate

sponsored Aida, is putting £300,000 into Carmen, and Regalian Estates is investing £150,000 into the Pavarotti concert.

What is less agreeable is the exploitation of the spectacles for business entertaining. It is disturbing enough at Covent Garden, but at Carmen marquee will sprout around the auditorium like tents at Agincourt and at least 600 guests a night will gorge on food and drink as well as music, at a cost to their hosts of £8,000 for each 50 guests. At Pavarotti, too, moored in the dock, will be a yacht, catering for the privileged at £180 a night. Servicing enthusiastic tyro opera lovers is one thing; catering to the jaded palates of corporate free-loaders quite another.

These operatic spectacles, based on the open air performances at Verona, have obviously touched a responsive nerve among a public which has cash to spend and is looking for a new experience. But the supply of overpowering operas is limited. The team behind the West Kensington Opera House is already planning its 1990 Verdi's Nabucco carries the necessary weight but is hardly a popular classic. But if Carmen can repeat the success of Aida then Classical Productions will be selling its concept rather than any particular opera by the summer of 1990.

Radio All in the family

exporting organs to Turkey. True, it was nearly 400 years ago and the specific organ designed and built by Thomas Dallam of Lancashire, who sailed out with it to Constantinople and presented it personally to the Grand Sultan. Dallam kept a diary of his experiences, and very entertaining it is. Extracts were read with organ accompaniment, in Radio 4's Saturday Feature last Saturday.

Professor Wolpert's interviews on Radio 5 on Monday and Wednesday recalled the great days of the old Third Programme. In Freeing the Mind, we had one FRS talking to another FRS, Professor Jim Lovelock (James Eprahim in the reference-books), and pulling no punches for the listeners. Gas chromatography is Jim Lovelock's current concern, though he may well have another by the time these words appear, for he is the true Mad Scientist, working on whatever interests him and living on whatever invention he thinks up.

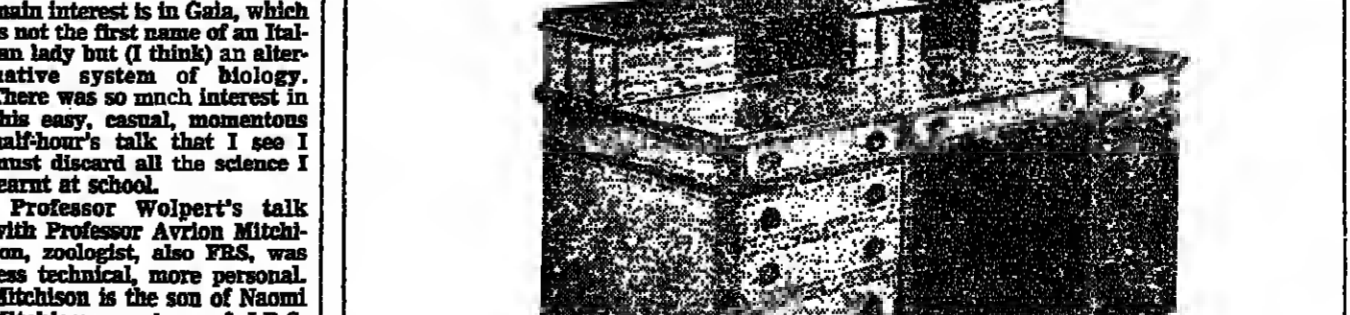
Gas chromatography, carried out with his own electron capture detector, enables him to measure extremely small amounts of gas in the atmosphere. With its aid he detected the CFCs in the atmosphere that are affecting the ozone layer, having had a grant application refused because it "would be impossible" to measure them. His main interest is in Gata, which is not the first name of an Italian lady but (I think) an alternative system of biology. There was so much interest in this easy, casual, momentous half-hour's talk that I see I must discard all the science I learnt at school.

Radio All in the family

Yesterday we heard the scenes in Father Zostama's cell (without a universal decision where to accent his name), and ended with the disorderly dinner at the Father Superior's - somewhere about page 100 in the Penguin edition, which has 612 pages in its two volumes.

ALICIA DE LARROCHA
SATURDAY 25 FEBRUARY 7.45pm
'Alicia de Larrocha's recital was a marvellous D.Tal. SCHUBERT Impromptu in B flat, Sonata in A major ALBENIZ Iberia Books 2 & 3

Pick of the week at Christie's



THIS classical design is by Nick Allen, a leading contemporary furniture maker working in the Neo-Georgian style. Noted for successfully translating the style of Robert Adam into a modern idiom, the quality of his cabinet making skills also ensures that his work is virtually unparalleled today.

PERSONAL

HARTWOOD WANTED: Working of major international artists, instrumentalists and modern. No parties, no sex. Write Box 787, Financial Times, 10 Cannon Street, London EC4A 3DF.

ART GALLERIES

MARKET GALLERIES: 8 Abchurch Lane, EC4A 3DF. Auctioneers: 10 Abchurch Lane, EC4A 3DF. Tel: 01-483-8921.

MARKET GALLERIES: 10 Abchurch Lane, EC4A 3DF. Tel: 01-483-8921.

B.A. Young CHESS No. 760 1 N-K2, 1 R-K5, 2 B-B6, or 1 P-Q6; 2 N(2)-B3.

